



 **3**  
Bedrooms

 **1**  
Bathroom



Suttons Estate Agents proudly presents this well-maintained three-bedroom mid-terraced family home, located in the heart of Willenhall, a popular residential area in Coventry. This property offers both comfort and convenience, making it an excellent opportunity for first-time buyers, growing families, and investors alike.

As you step into the home, you are welcomed by a practical porch leading into the entrance hallway. The front reception room offers a cozy and relaxing space, ideal for family gatherings or unwinding after a long day. The kitchen/diner is the heart of the home, boasting ample space for appliances, making it a versatile area for cooking and dining. Two storage cupboards provide additional space for household essentials, and there's a handy utility/storage area for even more functionality.

The first floor features two generously sized double bedrooms and a spacious single bedroom, providing enough room for a family or even a home office. The part-tiled bathroom is equipped with an electric shower over the bath, offering both style and practicality. A separate toilet adds further convenience.

Externally, the property benefits from a front garden laid to lawn, providing curb appeal, while the rear garden is also mainly laid to lawn with a wooden shed and a brick-built storage cupboard. This outdoor space is ideal for those who enjoy gardening or need extra storage.

Other key features include double glazing, gas central heating, and the potential for future extensions, subject to planning permissions. One of the standout features of this home is that it comes with no onward chain, meaning a quicker and smoother purchase process for buyers.

The property is perfectly positioned close to essential amenities, including the A45 and A46 road links, making commuting a breeze. The proximity to major employers like Jaguar Land Rover and Middlemarch Industrial Park makes it an ideal choice for professionals working in the area. Families will appreciate the nearby St Anne's Primary School, while Aldi and Asda supermarkets provide convenient shopping options.

With an internal area of 85 square meters (914 square feet), this property offers plenty of space for comfortable living. The EPC rating of D reflects its energy efficiency, and the council tax band is A, with an annual charge of approximately £1,530.

The property is currently rented out, achieving a rental income of £845 per month, making it a fantastic investment opportunity. The boiler, located in the kitchen, was installed in 2018 and ensures reliable heating throughout the home. Loft access is available via the landing, although it is not currently boarded or equipped with a ladder.

In summary, this three-bedroom home is a fantastic opportunity for anyone looking to settle in Willenhall. Whether you're looking for a family home or an investment property, this house offers both immediate comfort and long-term potential. Contact Suttons Estate Agents today to arrange a viewing and secure your new home.

**Good to know at a glance:**

Its understood the property is non-standard construction - wimpey no fines concrete - please make your bank/mortgage broker aware of this.

Ex Council property.

Council Tax - A - £1,530 pa

Internal area - 85 Square meters / 914 Square foot.

EPC Rating - D

Currently the property is rented out and is achieving £845pcm, the tenant vacate 29/11/24.

No onwards Chain.

Boiler - Located in the kitchen - Installed in 2018

Loft - access via the landing - not boarded, no ladder.

**Measurements:**

Porch - 5.20 x 2.77

Lounge - 15.29 x 11.08

Kitchen/diner - 13.35 x 11.19

Utility room/storage - 5.81 x 8.01

Bathroom - 8.55 x 4.38


Separate toilet - 5.17 x 2.48

Bedroom 1 - 12.11 x 11.19

Bedroom 2 - 12.35 x 1.01 (max)

Bedroom 3 - 11.15 x 7.51



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Robin Hood Road, Willenhall, Coventry, CV3 3AR

