



 **3**
Bedrooms

 **1**
Bathroom



Suttons offers for sale a three bedroom semi-detached home in the popular residential area of Canley. The local area boasts close proximity to Warwick University, Tile Hill Train Station with access to London Euston or Birmingham Airport/NEC, Charter Avenue Industrial Estate, Cannon Park Shopping Centre, Costco and A45.

Briefly comprising of entrance hallway, spacious reception room, fitted kitchen with integrated dishwasher, oven/gas hob, space for appliances, lean to utility/storage, dining room with sliding patio doors leading onto the garden.

To the first floor is a tiled family bathroom with an electric shower over the bath, three well-appointed bedrooms all with built in storage. Outside to the front is a paved drive providing off road parking for two vehicles, and to the rear is an enclosed paved garden.

Other features include a modern boiler installed 2023 with updated pipes and radiators along with double glazing throughout. The property offers potential for further modernisation and extension (subject to planning permissions) all while being offered at an attractive marketing price. Call the office to arrange a viewing.

Good to know:

The property is presumed to be of metal frame construction making it a non-standard construction classification. Yes, the property is mortgageable and there are thousands of properties within West Midlands that are of this construction. Please make your lender/mortgage broker aware so they can select the right mortgage.

EPC - D

Council Tax Band - A - £1,530 pa

If fully modernised, we expect the value to be around £190k*

Boiler located in front master bedroom – installed August 2023

Loft access via the landing.

Sellers position:

They have already found a property they wish to buy.

Measurements in foot:

Front reception room - 12.09 x 13.86

Rear reception/dining - 10.34 x 8.59

Kitchen - 10.27 x 8.71

Lean-to/storage - 4.16 x 8.56

Bathroom - 7.18 x 5.66

Bedroom 1 (front double) - 12.15 x 12.11 (max)

Bedroom 2 (rear double) - 8.66 x 13.52

Bedroom 3 (front single) - L Shape - 9.14 (max) x 8.57 (max)

