



 **3**  
Bedrooms

 **1**  
Bathroom

Asking Price £225,000  
Burton Close, Allesley, Coventry, CV5 9EG



**\*\*NO ONWARDS CHAIN\*\*IDEAL FAMILY HOME\*\*** Suttons takes great pride in presenting an inviting three-bedroom mid-terraced family residence in the sought-after Allesley area. Nestled in a tranquil cul-de-sac just off Browns Lane, this property offers a serene living environment.

The home features a porch, a spacious lounge/diner, a well-appointed kitchen with room for appliances, and an internal single garage. Upstairs, you'll find three bedrooms and a recently renovated bathroom with a convenient walk-in shower.

Outside, a front garden primarily consists of lush lawn, complemented by an extended driveway for convenient off-road parking. To the rear, there's a west-facing garden, along with a patio area for leisurely moments.

While this property offers wonderful potential, it would benefit from an updated heating system and a comprehensive refurbishment to truly shine.

Good to know:

Probate granted.

EPC Rating - E

Council Tax band C - £1943 (aprox.)

Freehold

No onwards chain

Bathroom installed in 2021.

Boiler located in bathroom cupboard

Loft - insulated, not boarded, no ladder.

Internal area - (Approx) 97 Square meters / 1044 Square feet.

If the property was modernised and rented we expect £1,300 pcm in the current rental market.

## Measurements

Living room - 24.6ft L / 11.85ft width

Front porch - 11.82ft L / 6ft W

Kitchen - 11.78ft L / 7.8ft W

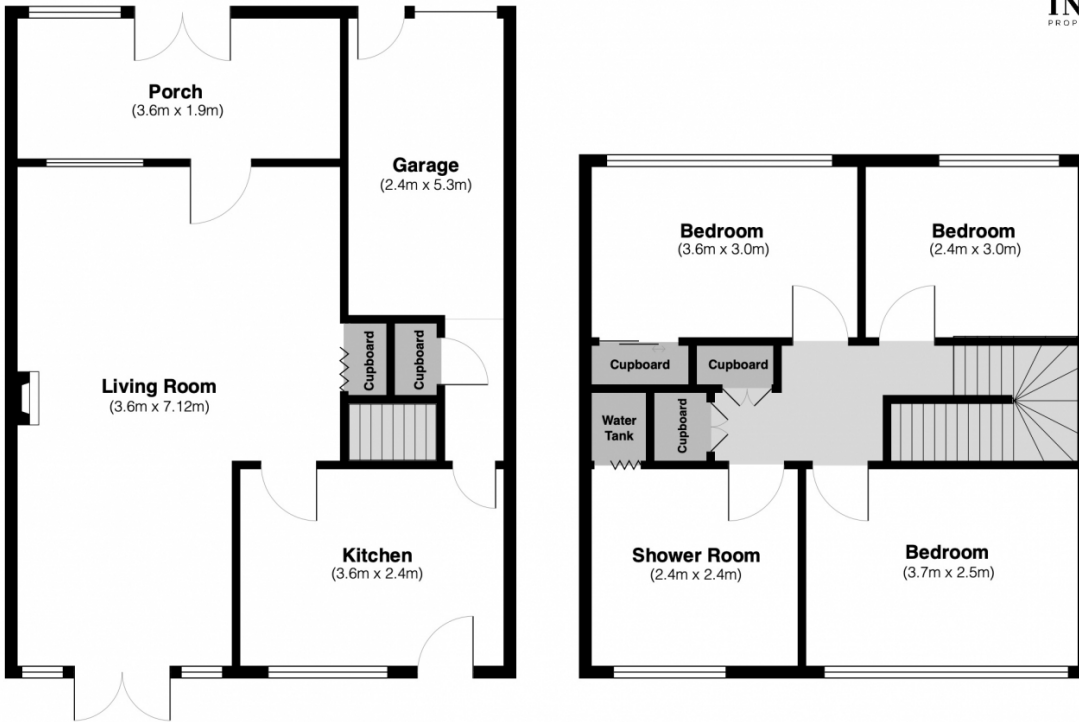
Garage - 17.25ft L / 7.9ft W

Rear Bedroom - 11.9ft L / 8ft W

Front bedroom - 11.9ft L / 9.8ft L

Bedroom 3 front - 9/9ft L / 7.9ft W

Bathroom - 7.8ftL / 7.8ft W



Total area 85 (014 sq.ft) approx

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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

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