


Offers in the region of £185,000
Dudley Street, Courthouse Green, Coventry, CV6 7EE



 **3**
Bedrooms

 **1**
Bathroom

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No Onwards Chain. Refurbishment opportunity, priced accordingly. 3 beds, 1 bath, through lounge/diner, fitted kitchen, South East-facing garden, garage. Close to AT7 Centre, A444, M6, Gallagher Retail Park, schools. Modern combi boiler.

Suttons Estates presents a golden opportunity to own a piece of history in the form of an extended double-bay 1930's End of Terrace family home nestled in the heart of Courthouse Green. Offering a canvas for transformation, this property comes with the unique advantage of No Onwards Chain, providing a swift path for the discerning buyer.

As you step into the property, the entrance hallway welcomes you with its understairs storage, revealing the modern fuse box dated March 2022 and the location of the meters. The spacious through lounge/diner boasts a bay window to both front and rear elevations, flooding the space with natural light and creating a warm and inviting atmosphere. Moving through, the fitted kitchen is equipped with a gas hob, oven, and ample space for your preferred appliances. A door leads seamlessly to the rear garden, promising convenience and easy access.

Ascending to the first floor, you'll find two generously sized double bedrooms, with the master bedroom enjoying the added benefit of built-in storage. Additionally, a single box room offers flexibility for various needs. The part-tiled family bathroom features an electric shower over the bath, catering to both relaxation and functionality.

The outdoor spaces are equally enticing – a low-maintenance front garden and a south-east facing rear garden, ideal for soaking up the sun or entertaining guests. The garden, mainly laid to lawn, hosts a patio area for alfresco dining. A single garage, assumed to be asbestos, adds utility and value to the property.

Noteworthy features include a modern combi Baxi boiler, approximately three years old, ensuring efficiency and comfort. The property is double glazed throughout, except for the rear bay window in the lounge/diner, maintaining a snug interior ambiance.

Strategically located, this home is surrounded by a wealth of local amenities, including the AT7 Centre, A444, and the Gallagher Retail Park. Quick and easy access to the M6 ensures seamless connectivity. Schools, Aldi, Lidl, and Courthouse Primary School are within close proximity, making this property an ideal family haven.

This property is a rare find, offering a blend of historical charm and modern potential. With No Onwards Chain, it's a canvas waiting for your personal touch. Don't miss the opportunity to make this house your home.

Good to know:

Reason for sale - Landlords wanting to exit the rental market.

Council Tax Band - B - £1,700 pa.

EPC Rating - E (Dated 2015, valid to 2025)

Valid Gas Safety and EICR in place.

Total floor area - 91 Square meters / 979 Square feet.

The current tenant on a AST on a monthly rolling contract paying £575pcm - the tenant plans to vacate.

If the property was modernised and rented out it would look to achieve £1,200 pcm.

Gas fire place in the lounge is understood not to be operational.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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