



 **3**
Bedrooms

 **1**
Bathroom



****EXTENDED**NO ONWARDS CHAIN**IDEAL FTB OR INVESTMENT**** Suttons proudly presents this stunning extended three-bedroom end-of-terraced family home in the desirable Courthouse Green area. Situated in a bustling community with easy access to A444, M6, A45,A46, CBS/Ricoh Arena, local convenience shops, supermarkets like Lidi and Aldi, and the AT7 Sports Centre, this property offers both convenience and comfort for growing families.

Upon entering, you're greeted by a welcoming entrance hallway featuring understairs storage, perfect for keeping your belongings neatly tucked away. The versatile study/storage rooms provide flexibility, offering the potential to be converted into a ground-floor bathroom to suit your needs.

The heart of the home lies in the spacious through lounge/diner, boasting a bay window that fills the space with natural light. Ideal for entertaining or relaxing with loved ones, this area offers plenty of room for gatherings of any size.

The extended kitchen/diner is a chef's delight, providing ample space for appliances and featuring modern amenities for effortless meal preparation. Adjacent to the kitchen, the conservatory offers a peaceful retreat, overlooking the rear garden and providing additional living space for various activities.

Upstairs, you'll find three generously sized bedrooms, each offering comfort and privacy for the entire family. The tiled family bathroom includes an electric shower, ensuring convenience for busy mornings or relaxing evenings.

Outside, the property boasts a low-maintenance block paved front garden, adding to its curb appeal. The rear garden is mainly laid to lawn, providing a tranquil outdoor space for children to play or for hosting summer barbecues. A single garage located at the bottom of the garden offers secure parking or additional storage space.

Don't miss the opportunity to make this delightful family home yours. Contact our office today to arrange a physical inspection and start your journey to finding your dream home!

Good to know:

Council Tax Band - B - £1786pa

EPC Rating - E

Internal area - 87 Square meters / 936 square foot.

Currently rented to a family on an AST for £795pcm until 6th September 2024 - the tenants would like to remain if the property was purchased by a landlord but will vacate if required to.

No onwards Chain

Boiler located in rear bedroom 2. Brand Worcester.

Rear garden East facing.

loft - with ladder, part boarded.

Measurements in feet

Hallway, understairs storage - fuse box, meters location

Storage room - 7.69 x 5.35

Lounge / diner - bay window - 11.04 x 24.14

Kitchen - fitted, space for appliances - 15.98 x 11.89

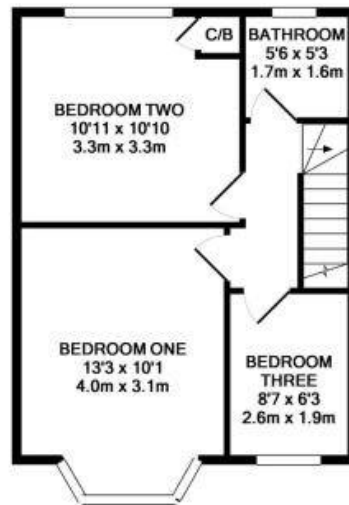
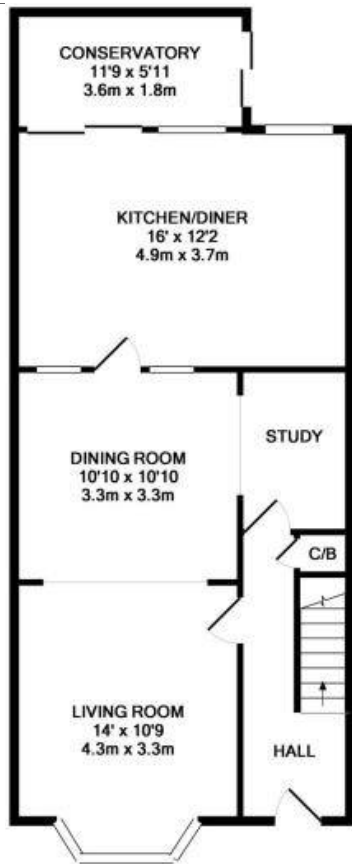
Lean to - 6.01 x 11.56

Bed 2 rear 10.76 x 10.93 - Worcester boiler location.


Bed 1 - front - with bay window - 13.27 x 10.07

Bed 3 front - 6.23 x 7.94

Bathroom - 5.48 x 5.29



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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