



 **3**

Bedrooms

 **2**

Bathrooms



****CLOSE TO THE HOSPITAL**NO CHAIN**OFF ROAD PARKING**** Suttons proudly presents for sale, for the first time on the open market since its construction in the late 1960s, a generously sized three-bedroom mid-terraced family residence. The location boasts a wealth of amenities and transport links such as A46, A45, M6, Tesco's, Lidi, Aldi, M&S, Binley Business Park, Walsgrave Hospital, Warwickshire Shopping Park, Coombe Abbey Country Park, and several great schools to choose from.

Briefly comprises of an entrance porch with a convenient storage cupboard housing the meters and consumer unit, downstairs W/C with hand basin, fitted kitchen with space for appliances, spacious lounge/diner with feature gas fireplace, and access onto the conservatory with views of the rear garden. Raising to the first floor is a tiled family bathroom with an electric shower over the bath, and three spacious bedrooms with two benefitting from built-in storage. Outside is a lawned garden to the front with the added benefit of an electric socket, and to the rear is a low-maintenance paved garden with rear access and a single garage with electrical power providing off-road parking. Other features include double glazing and gas central heating, with a modern Vaillant boiler installed in 2019, and with no onwads chain.

Good to know:

EPC & Floor plan to soon follow.

Council Tax Band - B - £1786pa

Electricals have been checked - certificate dated January 2024

Property built in the late 1960's

Freehold.

Boiler serviced 16/04/24, located in downstairs W/C. To continue to receive the remaining 5 years of warranty its understood the next service should be completed by the purchasers in November 2024.

Loft - Accessed via the landing.

An electric socket is located to the front of the property.

Consumer unit and meters are located in the cupboard from the entrance porch.

If modernised and rented it will likely achieve £1,100 - £1,200pcm

Measurements in foot

Porch - 2.77 x 3.03

Kitchen - 9.88 x 11.06

Downstairs W/C - 6.21 x 2.53

Lounge 17.07 x 16.53

Conservatory - 7.85 x 14.67

Bathroom - 5.86 x 6.38

Bed 1 front - 11.17 x 10.15

Landing - access to loft.

Bed 2 rear - 14.79 x 10.19

Bed 3 rear - 11.22 x 6.43

Single garage

