



£260,000

Stonebury Avenue, Eastern Green, COVENTRY, CV5  
7FW



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN COVENTRY  
(CENTRE)



 4  
Bedrooms

 1  
Bathroom

2 The Quadrant, Coventry, CV1 2EL | [info@suttonsestates.com](mailto:info@suttonsestates.com)

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**\*\*NO ONWARDS CHAIN & 4 BEDROOMS, LARGE GARDEN AND BRICK-BUILT GARAGE\*\***

A well-presented four-bedroom semi-detached family home located in the popular area of Eastern Green, providing easy access to many local amenities, schools and access to the A45 taking you to Birmingham airport.

Briefly comprising of entrance hallway, living room with a feature gas fireplace, dining room, under stairs storage, and fitted kitchen leading onto the garden where you will find an outside toilet and a large brick built shed. Onto the first floor you will find three bedrooms (two of which benefit from built-in storage) and a part-tiled bathroom and a separate toilet. Going onto the 3rd-floor loft conversion is you will find your 4th double bedroom. Outside we have lawned gardens to front and rear with the rear benefitting from a brick build garage with car access. Other features include double glazing, gas central heating, and a modern consumer unit, and no onwards chain.

Good to know:

Probate granted.

Boiler installed in 2017 – located in the front master bedroom

Council tax band C (£1845)

Total floor space - 106 Sq meters or 1,140 Sq foot.

EPC – E

The property was built in 1955

Loft conversion done in 1972

Meters under the stairs, with a water meter

Windows and gutting installed in 2003

Measurements (ft)

Loft Conversion L/11.5ft W/13.2ft

Front bedroom L/6.5ft W/7.1ft

Front main bedroom L/11.5ft W/10.1ft

Rear bedroom L/9.6ft W/10.1ft

Toilet room L/5.6ft W/2.3ft

Bathroom L/5.5ft W/4.7ft

Ds Hallway L/14.6ft W/5.7ft

Living room L/11.5ft W/11.6ft

Kitchen L/9.6ft W/7.3ft

Dining room L/12.2ft W/7.3ft



