



**BRITISH
PROPERTY
AWARDS**

2022

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN COVENTRY
(CENTRE)



SUTTONS
ESTATE AGENTS
02476 525 111

360°

 **3**
Bedrooms

 **1**
Bathroom



****Period features**No onwards chain**WAS £300K, NOW OFFERS OVER £250K**Below market value due to some subsidence** A structural report has been conducted and can be provided upon request, while it's understood the property could be mortgageable, cash buyers are preferred****

A handsome three-bedroom end-of-terraced family home with many retaining period features is offered for sale, vacant and with no onwards chain. The property is in the highly desirable area of Green Lane, providing easy access to Stivichall Primary and Finham Park School, the War Memorial Park, A45, A46, A444 and Coventry city centre.

Briefly comprising of entrance hallway with stained glass door/window, front reception room with bay window and gas fireplace, rear reception with bay window and electric fireplace, and a fitted kitchen with space for appliances, to the right leading onto a pantry and to the left access to the rear garden. To the first floor are three generous bedrooms with a part-tiled bathroom with a separate toilet. Outside to the front is garden mainly laid to lawn, and the rear is the same with outside toilet and single detached garage providing off road parking. Other features include 7.8ft height ceilings, gas central heating, a boiler installed 2017 with a service conducted in 2021, single glazing and no onwards chain.

Good to know:

Probate applied for in January 2023.

Council tax band C - £1845 pa

EPC - D

South west facing garden.

Shared side access.

Further notes:

Front - lawn, shrubberies.

Hallway/ landing - stained glass

Lounge - gas fireplace, bay window - 15.07 (from bay) x 14.11 max. Ceiling 7.87 ft.

Rear dining - with bay window. Electric fireplace. - 15.78 (from bay) x 10.64 Door leading onto garden.

Kitchen - 8.01 x 9.05, - door to rear garden. Boiler location - Worcester- installed 2017 Serviced in 2021.

Pantry- 5.76 x 3.90

Landing - loft access - not boarded, no ladder, is insulated.

Toilet - separated- 5.03 x 2.26

Bathroom- part tiled . Water tank location

Bed 2 rear - double - 12.55 x 10.70

Bed 1 front - double - with bay window- 14.98 from bay x 11.56 max

Bed 3 - 9.80 x 8.31

Garden- outside toilet. Lawned, shrubs. Single garage



Ground Floor Area: Approx 43 sq/m

First Floor Area: Approx 41 sq/m

Total Area Approx: 93 sq/m

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 |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

