 **3**
Bedrooms

 **1**
Bathroom



GREAT OPPORTUNITY FOR INVESTORS OR FIRST-TIME BUYERS

Presenting a fantastic opportunity, Suttons introduces this charming 3-bedroom end-terraced family home to the real estate market.

Nestled in the sought-after Courthouse Green area, this residence enjoys a plethora of nearby conveniences, including the AT7 Centre, A444, quick M6 access, Gallagher retail park, as well as Aldi, Lidl, and Courthouse Primary School.

Upon entering the house, you'll be warmly welcomed by a spacious entrance hallway that seamlessly flows into the living room, dining room, and kitchen. The ground floor rooms are impressively well-sized, with the potential for future open-plan modifications.

Ascending the stairs, you'll discover a bathroom equipped with a bath and overhead shower, along with two double bedrooms and one single bedroom.

Enhancing its appeal, the property boasts a generously proportioned driveway that offers the advantage of off-road parking.

Measurements

LIVING ROOM: L/14.3FT – W/ 11.9FT

DINING ROOM: L/9.9FT – W/9.9FT

KITCHEN: L/9.9FT – W/6.9FT


BATHROOM: L/5.7FT – W/5.8ft

BED 1 REAR: L/12.10FT – W/10.3FT

BED 2 FRONT: L/ 11.05FT W/ 13ft

BED 3 SINGLE: L/10.3FT – W/7.1FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Purcell Road, Courthouse Green, Coventry, CV6 7LF

