

£185,000

St Austell Road, Coventry, CV2

**BRITISH  
PROPERTY  
AWARDS**

**2022**



**GOLD WINNER**

ESTATE AGENT  
IN COVENTRY  
(CENTRE)

**SUTTONS**  
ESTATE AGENTS  
02476 525 111



**VIRTUAL TOUR**



**3**

Bedrooms



**1**

Bathroom





Suttons are pleased to present this 3 bed semi-detached house to the property market.

Comprising from a spacious living room leading on into the dining room then into the kitchen.

Upstairs you benefit from 2 generous sized Bedrooms and a box bedroom where the boiler is located.

The House is in need of a full renovation, but once done up could achieve a rental income of £950pcm.

**!! PERFECT INVESTOR PROPERTY OR FOR A FIRST-TIME BUYER LOOKING TO DO SOME WORK!!**

Outside you also have a toilet and a coal shed, with side access (As seen in photos)

This house is Nonstandard construction and is understood that it is Whimpy no fines concrete.

Any questions or to arrange a viewing, please email [gina@suttonsestates.com](mailto:gina@suttonsestates.com) or call 02476525111

**\*\*\*\*\*Good to know\*\*\*\***

- NO CHAIN
- VACANT
- COUNCIL TAX BANDING – B £1614.24 (please refer to Gov website to clarify)
- EPC – TO BE CONFIRMED

Boiler in the box room  
Fuse under the stairs  
Loft is insulated

**Measurements:**

Kitchen: L/9.8ft W/10.9ft

Living room: L/11.0ft W/13.9ft

Dining Room: L/9.7ft W/10.9ft

Upst Bathroom: L/ 5.5ft W/6.9ft

Front bedroom: L/10.6ft W/11.4ft

Box Bedroom: L/5.1ft W/9.5ft

Rear bedroom: L/13.8ft W/9.8ft

