

Asking Price £175,000 Stubbs Grove, Stoke Heath, Coventry, CV2 3GD













NEW BOILERNO ONWARDS CHAIN** Suttons are proud to offer for sale a well-presented two-bedroom end-of-terraced family home. Located in the popular family area of Stoke, just off Alfall Road, the property is nestled in a quiet cul-de-sac ideal for first time buyer, down-sizers and investors.

Briefly comprising of entrance porch, hallway, front reception room with bay window, kitchen/diner with modern fitted kitchen, oven, gas hob, two storage cupboards housing the meters and boiler(installed 2022), conservatory/lean offers a utility and dining area.

To the first floor are two double bedrooms and a fully tilled family bathroom with a shower over the bath. Outside is a driveway for one car to the front and to the rear is a garden that's mainly laid to lawn with an area at the end for a shed and possible off road parking.

Other features include double glazing, gas central heating, loft hatch with a pull down ladder, a modern combi boiler installed in 2022, no onwards chain.

Good to know:

Currently rented for £800pcm on a monthly rolling AST, the tenants will vacate on 31st May 2023.

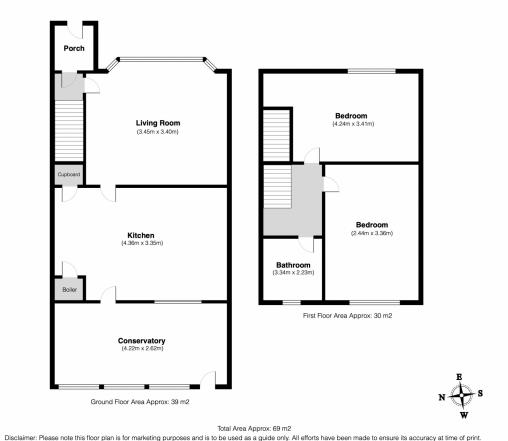
Possible rental income of £900pcm No onwards chain EPC Rating C

Boiler installed 2022 Has a valid gas safety certificate and (EICR).

Council tax band - A = £1384 per year



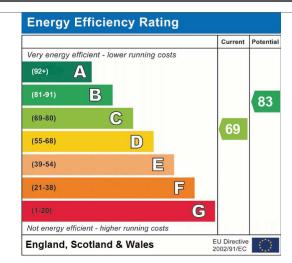
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