

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



 **2**  
Bedrooms

 **1**  
Bathroom



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**\*\*NEW BOILER\*\*NO 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 tiled 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





Total Area Approx: 69 m2

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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England, Scotland & Wales**

EU Directive  
2002/91/EC

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