



Sheriff Avenue, Coventry, CV4 8FE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Loveitts are pleased to bring to the market this spacious three-storey extended end of terrace property situated in the popular area of Canley, Coventry and just a short walk from Warwick University and local amenities. The property consist of entrance hallway, dining room/study, fitted kitchen, downstairs WC, large extended lounge to the rear, outside storage/carport to side, three bedrooms over two floors, family bathroom and ensuite shower room to the master.

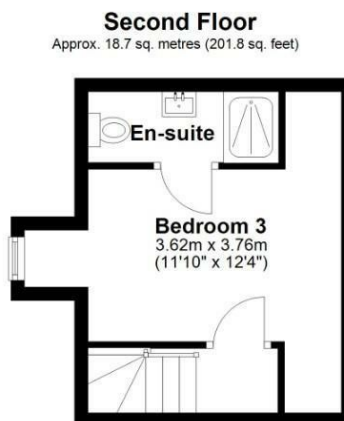
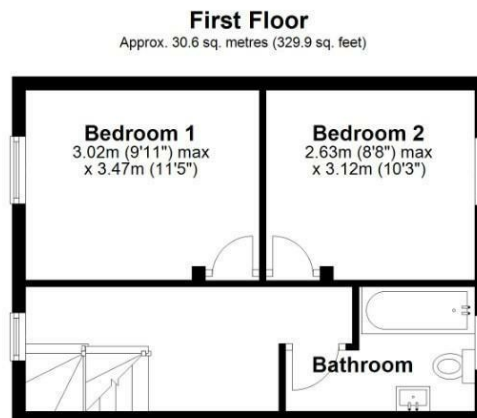
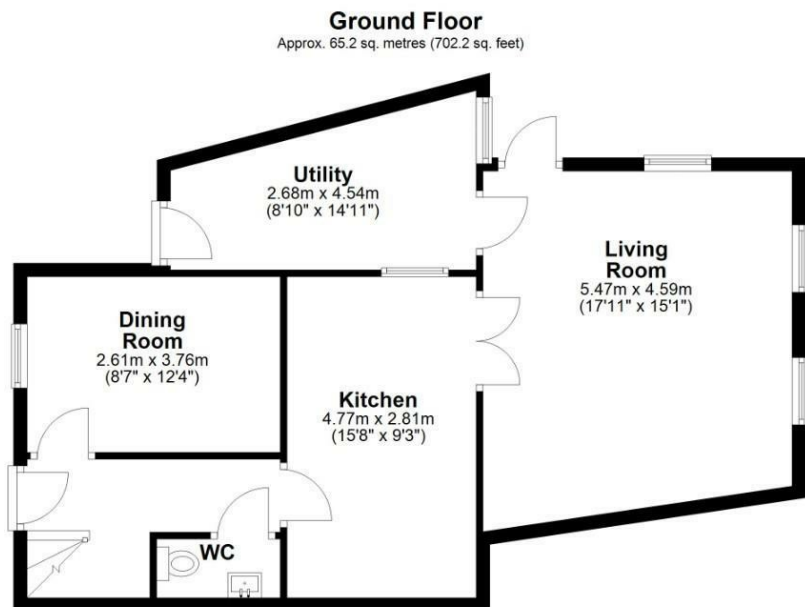
Also having an enclosed rear garden, offered with no upward chain, off-road parking to the front and is ideally located near local shops, schooling options and excellent transport links.

This home, due to its extension, is perfect for families, or buy-to-let investors looking for a high-yield rental opportunity especially as a HMO Investment Potential subject to an HMO (House in Multiple Occupation) therefore making it an attractive buy-to-let opportunity.

Call us now to arrange your viewing.







Total area: approx. 114.6 sq. metres (1233.8 sq. feet)

Key Features

- EXTENDED THREE BED THREE STOREY END TERRACED
- LARGE REAR EXTENSION
- GREAT LOCATION NEAR UNIVERSITY OF WARWICK
- MODERN AND WELL PRESENTED
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- EN-SUITE TO MAIN BEDROOM, BATHROOM AND DOWNSTAIRS WC
- DRIVEWAY TO THE FRONT AND REAR ENCLOSED GARDEN
- NO UPWARD CHAIN
- CALL TO ARRANGE A VIEWING
- EPC - B

£295,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - C

Local Authority -
Coventry City Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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