



**Sheriff Avenue, Coventry, CV4 8FE**

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT



# 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.





## 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

**£310,000**







EPC Rating - B

Tenure - Freehold

Council Tax Band - C

Local Authority  
Coventry City Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Loveitts Coventry (Sales) office  
on 02476 258421