SUTTONS
ESTATE AGENTS
SALES & LETTINGS

# £210,000

The Triangle, Allesley Park, Coventry, CV5 9LE



3 Bedrooms

1 Bathroom

2 The Quadrant, Coventry, CV1 2EL | info@suttonsestates.com

02476525111

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Suttons Estate Agents are proud to offer for sale this well-proportioned three-bedroom mid-terraced family home, pleasantly positioned within a quiet cul-de-sac in the highly regarded residential area of Allesley Park. Offered with no onward chain and probate already granted, the property provides an excellent opportunity for first-time buyers, families and investors alike.

Allesley Park is a popular and well-served area, offering a wide variety of amenities within easy reach. Nearby facilities include local convenience stores, coffee shops, a pharmacy and Allesley Park Medical Centre, providing excellent day-to-day convenience. Families are also well catered for, with St John's and St Christopher Primary Schools located nearby.

The property is within easy reach of the beautiful Allesley Park, which offers extensive green open spaces, peaceful walking routes, children's play areas and recreational facilities. The historic Allesley Hall and its attractive surrounding grounds are also nearby. For commuters, the area provides convenient access to Coventry city centre, Birmingham Airport and the A45, offering excellent connections across Coventry, Birmingham and the wider motorway network.

The accommodation is entered through a useful entrance porch, which leads into a spacious open-plan lounge and dining room. This bright and versatile living space features a gas fireplace and sliding patio doors opening directly onto the rear garden. The fitted kitchen provides a range of storage and worktop space, together with room for freestanding appliances.

To the first floor are three well-proportioned bedrooms, comprising two double bedrooms and a single bedroom. The front-facing master bedroom benefits from a built-in storage cupboard. Completing the first floor is a modern, fully tiled bathroom fitted with a large walk-in shower.

Externally, the property has a low-maintenance front garden. To the rear is an east-facing garden featuring a paved patio area, lawn, established shrubs and a wooden storage shed. A rear accessway is wide enough to accommodate a vehicle, and there may be potential to remove the existing shed and create off-road parking.

Further benefits include double glazing throughout, a modern combination boiler installed in 2023 and no onward chain.

The property is a blank canvas with excellent potential for a new owner to modernise and personalise. Subject to obtaining the necessary planning permissions and building regulation approval, opportunities may include a rear kitchen extension or a dormer loft conversion to create an additional bedroom.

With its quiet cul-de-sac position, excellent local amenities, transport connections and scope for further improvement, this property would make an ideal first-time purchase, family home or investment opportunity.

Please view our virtual viewing tour and contact Suttons Estate Agents to arrange your in-person viewing.

**Good to know:**
Measurements found on the floor plan

Internal area – 713 Sq Ft / 66.1 Sq M.

Council Tax Band – B.
EPC – C.
Cavity wall installation completed 2009.
Modern combi boiler installed May 2023- located in the loft. (Baxi).

Rear Garden – East facing.

Front door – West facing.

No onwards chain

Probate Granted

# £210,000

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Ground Floor




Floor 1

Approximate total area(1)

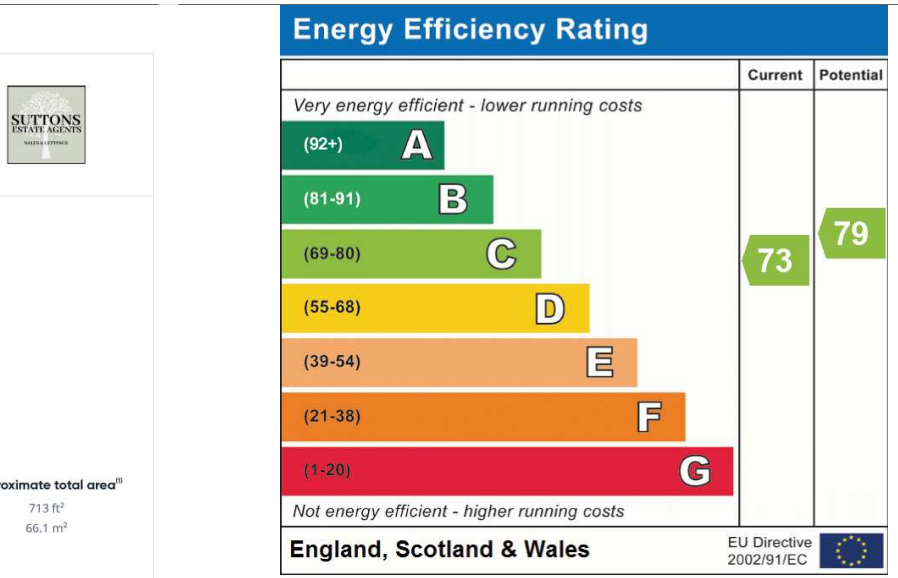
713 ft²

66.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




Address: The Triangle, Allesley Park, Coventry, CV5 9LE