


Offers over £250,000
Barkers Butts Lane, Coventry, CV6



 **3**
Bedrooms

 **2**
Bathrooms



A chain-free, freshly updated three-bedroom semi-detached home in sought-after Coundon, Coventry. This spacious family property features a double garage, large garden, modern kitchen/diner, and downstairs WC — all just moments from top-rated schools, parks, and key transport links.

Key Features:

- Chain-free sale with immediate availability
- Spacious double garage with secure rear access
- Attractive kerb appeal and well-maintained frontage
- Practical downstairs WC for added convenience
- Stylish kitchen opening into a bright dining space
- Ample potential to extend (subject to planning)
- Private and generously sized rear garden
- Separate lounge ideal for family relaxation
- Superb school catchment including Coundon Court
- Strong transport links to city centre and beyond

Full Description:

Located on the ever-popular Barkers Butts Lane, this 1930s-style three-bedroom semi-detached home blends character, comfort, and convenience in equal measure. Offered with no onward chain, it's an ideal choice for families, professionals or investors alike.

Step inside via a welcoming hallway that stretches over 15ft, giving a real sense of space from the outset. To the front, the cosy lounge (11' x 13'6") is flooded with natural light and provides the perfect spot to unwind.

The heart of the home lies at the rear, where the modern kitchen (13' x 8'10") flows into a bright dining area — ideal for family meals or entertaining. Stylish cabinets and ample worktop space make it both practical and attractive. A downstairs WC off the hallway adds everyday convenience.

Upstairs, the accommodation continues to impress. Bedroom 1 (8'10" x 12'8") and Bedroom 2 (10'4" x 12') are both spacious doubles, while Bedroom 3 (6'4" x 8'6") is a


versatile single – perfect for a nursery, office, or guest room. The family bathroom is sleek, modern and centrally positioned off the landing.

Outside, the home benefits from a large rear garden offering scope to extend (subject to planning), and a standout feature – a double garage accessed via a gated rear entry. This space is ideal for secure parking, a workshop, or conversion to a home office/gym.

Location:

The property is ideally placed within walking distance of *Coundon Court Secondary School* and *Hollyfast Primary*, both highly regarded in the area. Allesley Park and Coundon Wedge offer green space for walks and recreation. Holyhead Road and Barkers Butts Lane provide shops, cafés, takeaways and amenities, while regular bus routes and quick access to *Coventry City Centre* and *Rail Station* make commuting simple.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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