



30 ARBURY AVENUE COVENTRY, CV6 6FB

£150,000
FREEHOLD

James Whalley is proud to present this two bedroom terraced home on Arbury Avenue, offered for sale with no onward chain.

Upon entering, you are welcomed by an entrance hallway leading through to a spacious front lounge benefiting from a bay window allowing plenty of natural light. To the rear of the property is a kitchen diner offering ample space for both cooking and dining.

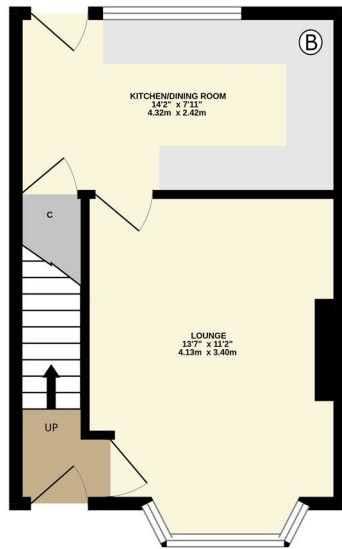
To the first floor are two generous double bedrooms along with a family bathroom.

Externally, the property benefits from both front and rear gardens, with the added advantage of rear access.

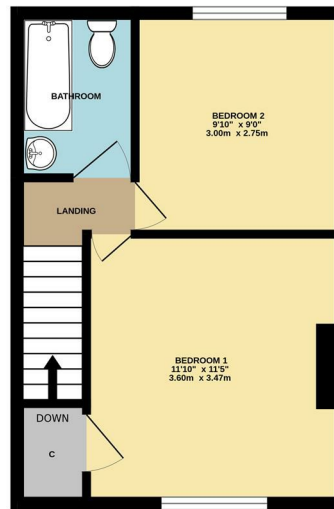
Situated in a convenient location close to local amenities, schools and transport links, this property would make an ideal first time purchase or investment opportunity.

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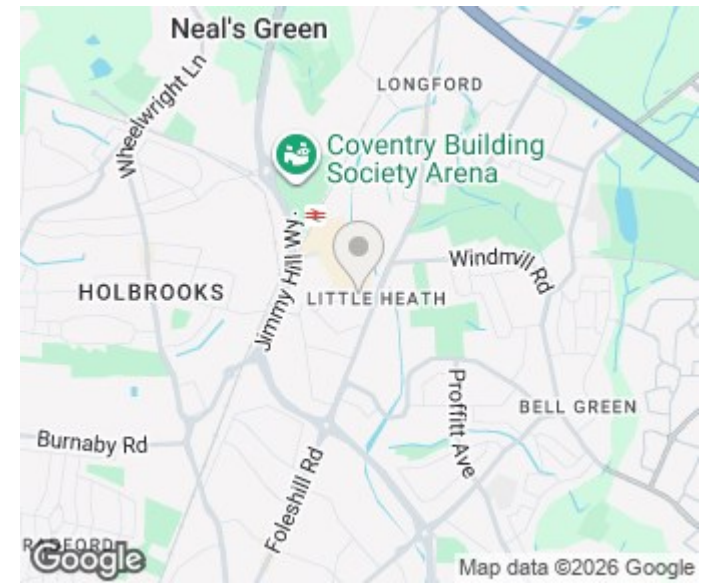
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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