



## 31 RECTORY DRIVE COVENTRY, CV7 9PD

**£255,000**  
**FREEHOLD**

James Whalley is proud to present this beautifully extended, three-bedroom semi-detached home, situated in the highly desirable area of Exhall Offered With No Chain.

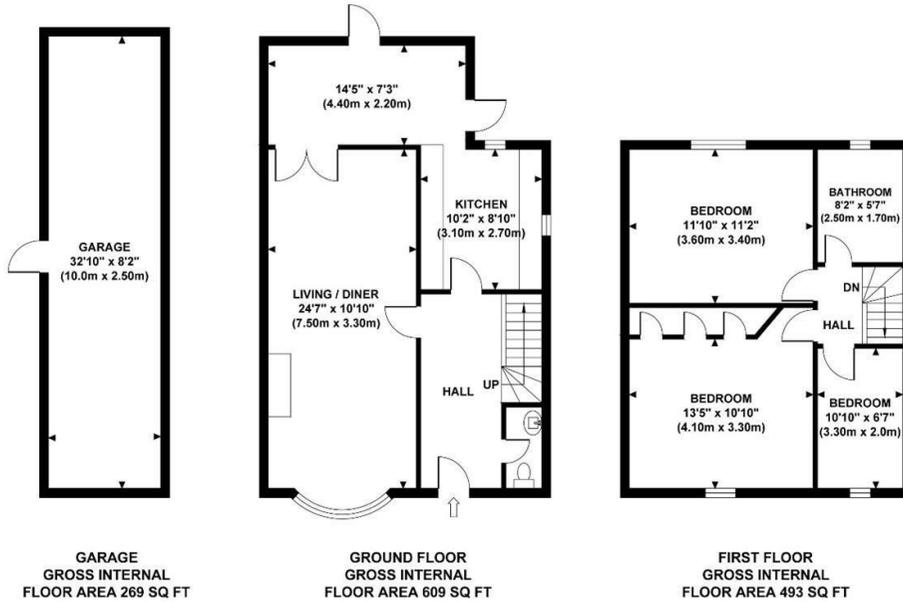
This spacious property offers flexible living accommodation, making it perfect for families or anyone in need of generous space to live and grow.

On the ground floor, you'll find a bright and airy through lounge, ideal for both relaxation and entertaining. The kitchen is well-equipped, featuring contemporary finishes, ample storage, and a rear extension that enhances the overall space. A convenient downstairs WC adds to the practicality of the home.

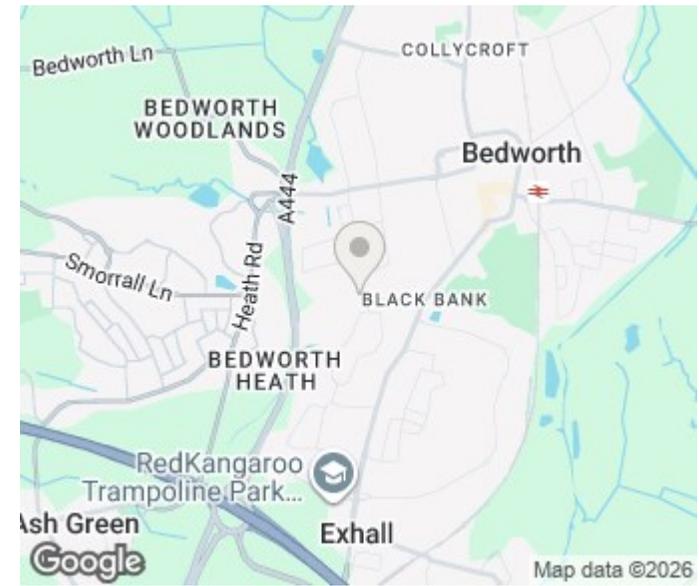
**suave**

# Rectory Drive

Approximate Gross Internal Area  
1371 sq ft / 127.4 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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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