



30 CHURCHILL AVENUE COVENTRY, CV6 5JL

£190,000
FREEHOLD

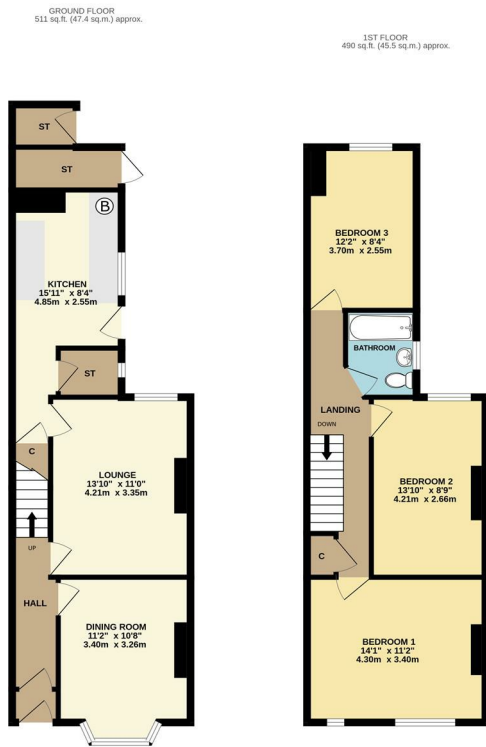
James Whalley is proud to present this spacious three-bedroom end-terrace property, offered to the market with no onward chain.

Upon entering, you are welcomed by a hallway leading to a bright front lounge, benefitting from a bay window that allows plenty of natural light. There is a second reception room, ideal for use as a dining room or additional living space, and to the rear you'll find a generous kitchen/diner, perfect for modern family living.

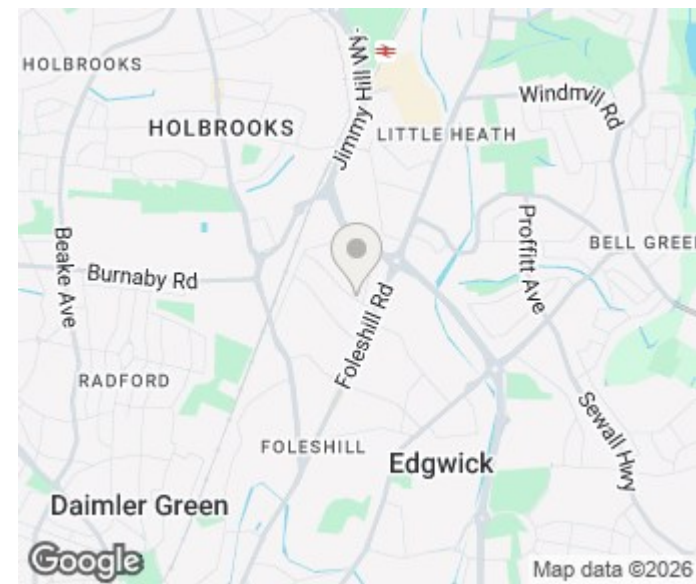
To the first floor, the property offers three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a useful storage area, an outside toilet, and a low-maintenance rear garden.

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TOTAL FLOOR AREA: 1001 sq ft. (93.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Memphis 02/20



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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: 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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