



6 HOLLOWAY FIELD COVENTRY, CV6 2DB

£475,000
FREEHOLD

James Whalley is proud to present this immaculate extended four-bedroom detached family home, situated in a quiet residential area just off Scotts Lane in the highly sought-after area of Coundon.

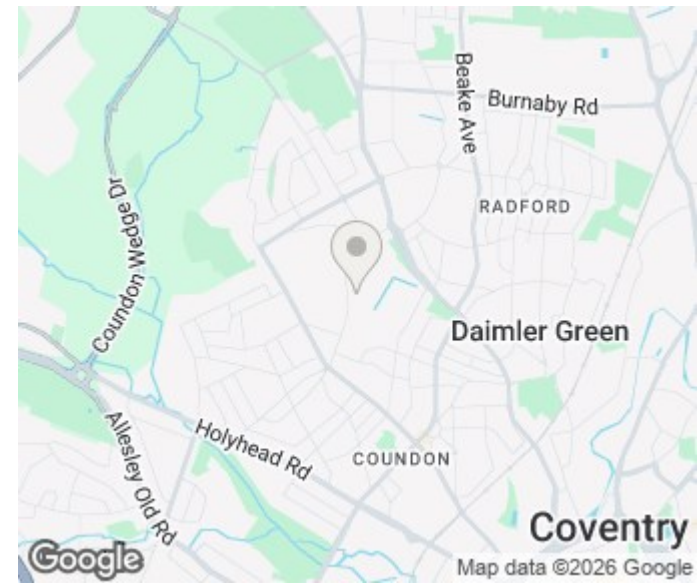
Upon entering, you are welcomed by a spacious entrance hallway/utility room offering excellent storage space along with designated areas for both a washing machine and tumble dryer. This versatile space also benefits from two external access doors, one to the front and one to the side of the property.

At the heart of the home is the stunning open-plan kitchen, dining and family living area, finished to an exceptional standard and perfectly designed for modern family living. The space benefits from integrated appliances, a feature log burner, side access door and large rear sliding doors which open out onto the beautifully

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TOTAL FLOOR AREA: 1592 sq.ft. (147.9 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		
(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: D

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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