



50 BILLING ROAD

CV5 8EU

£280,000
FREEHOLD

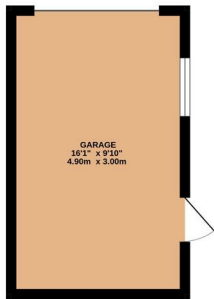
James Whalley is proud to present this beautifully extended three-bedroom modern family home, situated in the highly sought-after Chapelfields area of Coventry.

Upon entering, you are welcomed by a spacious entrance hallway with tiled flooring throughout. To the front of the property is a bright and inviting lounge, benefiting from a charming bay window that fills the room with natural light. The ground floor also offers a convenient downstairs WC and an impressive extended kitchen/dining room to the rear, forming the true heart of the home. Finished to a high standard, the contemporary kitchen features a range of integrated appliances and French doors opening onto the rear garden, creating the perfect space for both family living and entertaining.

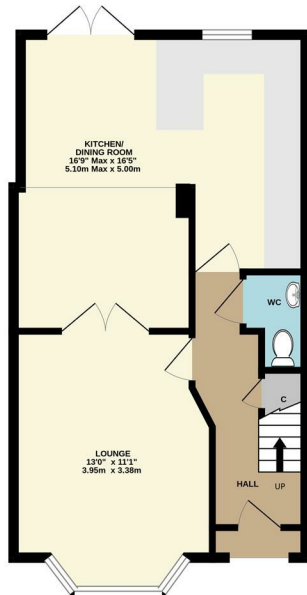
To the first floor are two generously sized double bedrooms, a versatile third bedroom currently suitable as a home office or nursery and a family bathroom.

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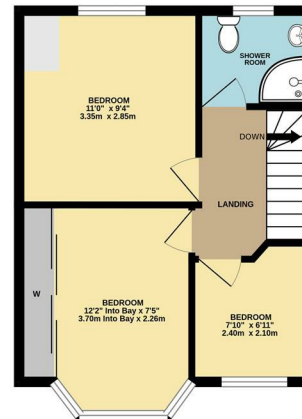
GARAGE
158 sq.ft. (14.7 sq.m.) approx.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

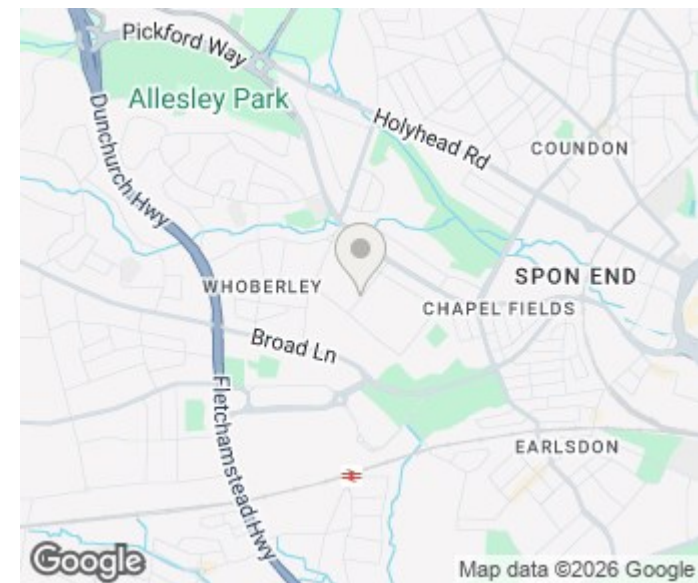


1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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: D 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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