



29 BLUEMELS DRIVE COVENTRY, CV8 3LN

£200,000
LEASEHOLD

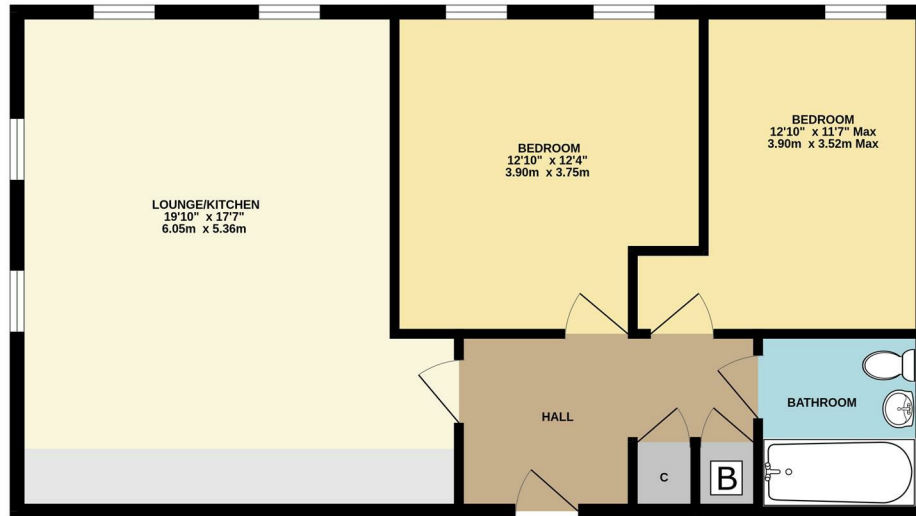
James Whalley is proud to present this charming two-bedroom apartment, situated within a characterful conversion in the highly sought-after village of Wolston.

Upon entering, you are welcomed by a spacious entrance hallway leading through to a bright and airy open-plan kitchen and living area. The impressive tall windows overlook the communal gardens and flood the space with natural light, enhancing the apartment's sense of space and character. The property further benefits from two generously sized bedrooms, a well-appointed bathroom, and two useful storage cupboards.

The building itself is full of charm and character, offering a unique living environment rarely found in modern developments. Externally, the property benefits from one allocated parking space and attractive communal gardens.

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GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 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: B

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

Suave
6a Westhill Road
Coventry
CV6 2AA

02475 105 222
info@suaveestateagents.com

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