



34 ARMSCOTT ROAD COVENTRY, CV2 3AR

£250,000
FREEHOLD

James Whalley is proud to present this immaculate three-bedroom terraced home located in Wyken, offered to the market with no onward chain.

Upon entering the property you are welcomed by an entrance porch leading into a bright and inviting hallway, which flows through to the modern kitchen/dining space. The property benefits from a refitted contemporary kitchen with integrated appliances, a useful lean-to/utility area with a downstairs WC, and a cosy modern living room positioned at the front of the property.

Blinds and light fittings are included throughout.

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Total floor area 86.1 m² (927 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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: C 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

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