



42 VILLA ROAD COVENTRY, CV6 3DA

£185,000
FREEHOLD

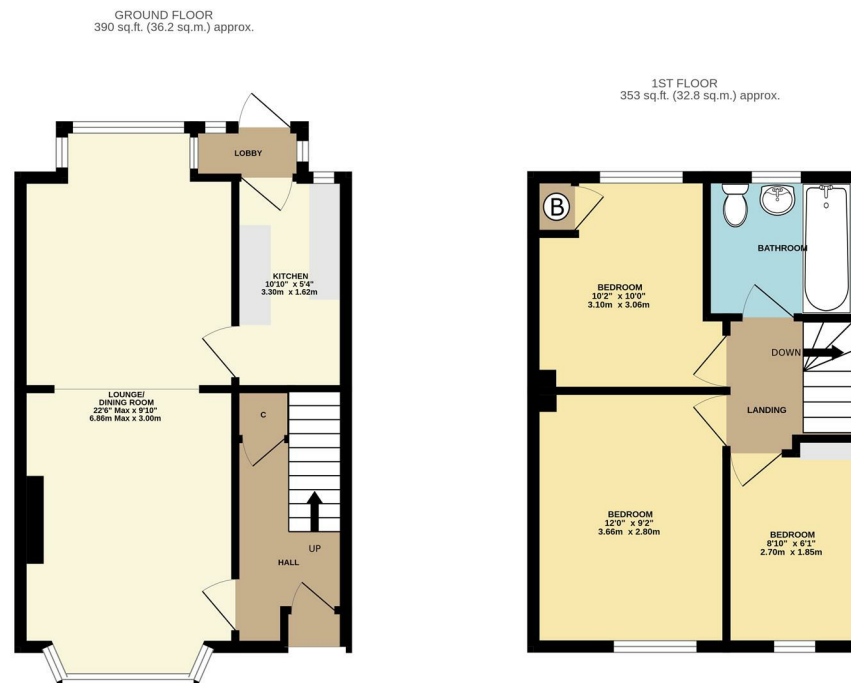
James Whalley is delighted to present this three-bedroom end-of-terrace home to the market, offered for sale with the added benefit of no onward chain.

Upon entering the property, you are welcomed by an entrance hallway leading through to a spacious lounge/dining room, providing an excellent space for both everyday living and entertaining. To the rear, the kitchen offers access to the garden via a rear door.

The first floor comprises three well-proportioned bedrooms and a family bathroom.

Conveniently situated close to a range of local amenities, including shops, schools, and excellent public transport links, this property would make an ideal first-time

suave



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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: 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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