



6 BAKERS LANE COVENTRY, CV5 8PR

£260,000
FREEHOLD

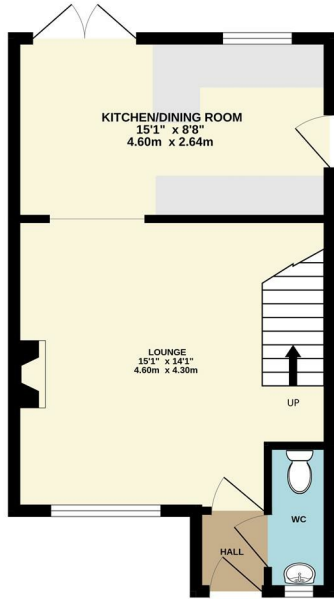
James Whalley is proud to present this well-presented three-bedroom end-terrace family home, situated in a quiet location within the highly desirable Chapelfields area of Coventry.

Upon entering, you are welcomed by an entrance hallway leading to a convenient downstairs WC. The ground floor offers a spacious through lounge, providing an excellent space for both relaxing and entertaining. To the rear of the property is a modern kitchen diner, thoughtfully designed and benefiting from French doors opening onto the rear garden, along with an additional door providing direct access to the driveway.

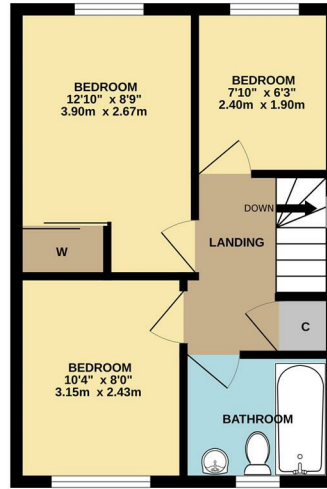
To the first floor, the property comprises three well-proportioned bedrooms and a modern family bathroom.

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GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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.
Made with Metropix (2020)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(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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