



33 HALLBROOK ROAD COVENTRY, CV6 2GJ

£240,000
FREEHOLD

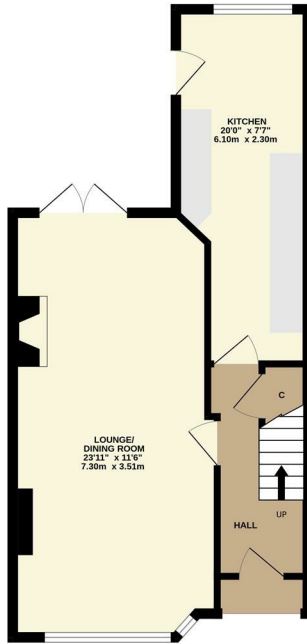
James Whalley is proud to present this extended three-bedroom terraced home, ideally situated within the highly sought-after President Kennedy School catchment area.

Upon entering, you are welcomed by an entrance hall leading into a spacious through lounge, offering both comfortable living and dining space. The room benefits from a bay window to the front and two French doors to the rear, allowing plenty of natural light and direct access to the beautifully landscaped garden. The property also features an extended kitchen fitted with modern refitted units, creating a practical and stylish heart of the home.

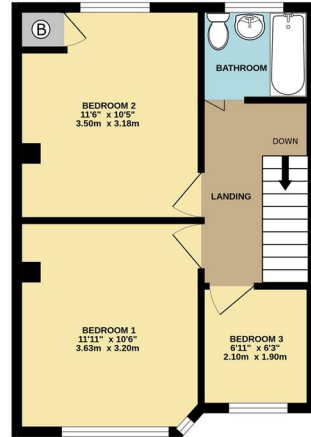
To the first floor, there are two double bedrooms, a further single bedroom, and a family bathroom.

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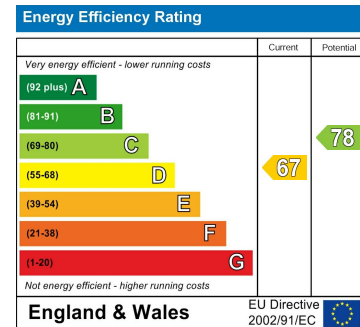
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (78.0 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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EPC Rating: D 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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