



68 LOWER ROAD COVENTRY, CV7 9LD

£325,000
FREEHOLD

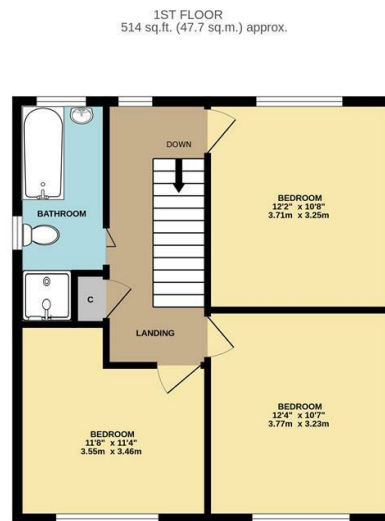
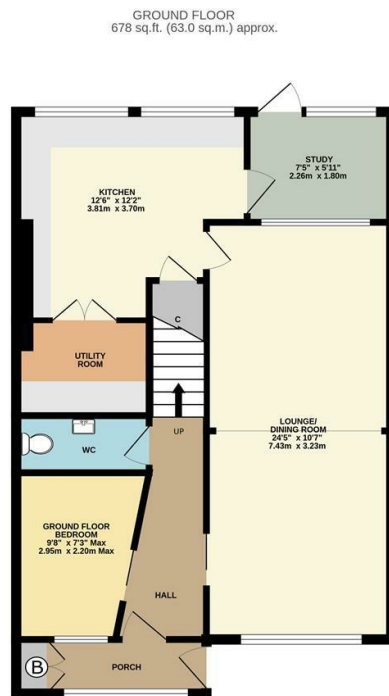
James Whalley is proud to present this four-bedroom end-of-terrace property situated in the peaceful rural village of Barnacle, Coventry.

Upon entering, you are welcomed by an entrance hallway leading to a spacious lounge/diner, a refitted kitchen with a useful utility and pantry area, and a separate office/study. The ground floor also benefits from an additional bedroom and a convenient WC.

On the first floor, there are three further bedrooms and a family bathroom.

Externally, the property benefits from a front driveway providing off-road parking, along with a rear garden.

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TOTAL FLOOR AREA : 1191 sq.ft. (110.7 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	68	85
(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: 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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