



HR ESTATE AGENTS

2 Bedrooms

House

Price Guide

£250,000

Located in

Coventry





Chaffinch Road

Coventry | CV4 8NG



Rockwell Allen is delighted to bring to the market this beautifully presented semi-detached home, built in 2018 and offering the perfect opportunity for first-time buyers, young professionals or investors alike.

Situated within a quiet cul-de-sac in the highly sought-after area of Canley, the property is ideally positioned for Warwick University, well-regarded schools, local shops, transport links and Coventry City Centre.

From the moment you step inside, you are welcomed by immaculate and contemporary décor throughout. The ground floor briefly comprises a spacious lounge, a stylish open-plan kitchen diner with patio doors leading out to the rear garden, a convenient downstairs cloakroom and additional storage space — perfectly combining practicality with modern living.

To the first floor are two generous double bedrooms, with the principal bedroom benefiting from bespoke fitted storage, alongside a fresh and modern family bathroom.

Externally, the property enjoys a secluded position within the development, with a spacious frontage providing ample off-road parking and the added benefit of an electric vehicle charging point.

To the rear is a private landscaped garden featuring a patio seating area, creating the ideal space for relaxing, entertaining and outdoor living.

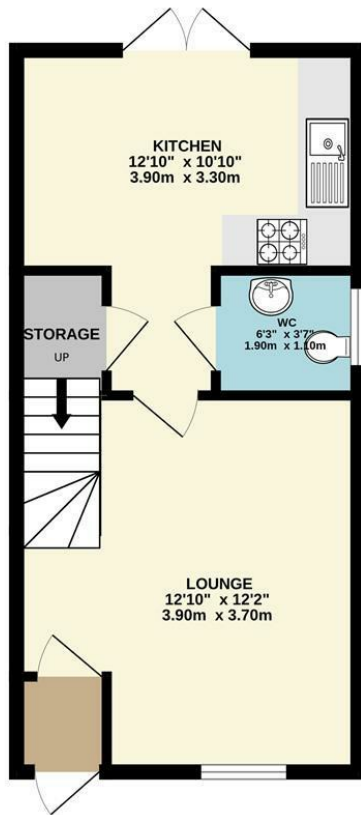
Chaffinch Road

£250,000 Freehold

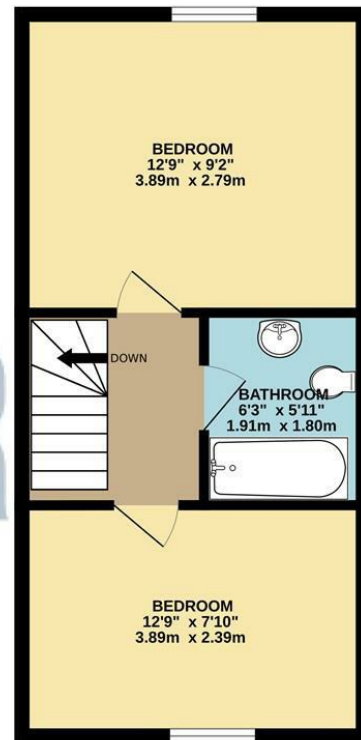


- No Chain
- Close To Amenities
- Fitted Kitchen
- Solar Panels
- Parking
- Garden
- EV Charging Point

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 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.
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Council Tax Band

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(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	

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