



## 14 CELANDINE ROAD COVENTRY, CV2 1SX

**£190,000**  
**FREEHOLD**

James Whalley is proud to present this well-proportioned three-bedroom semi-detached home, offered to the market with no onward chain.

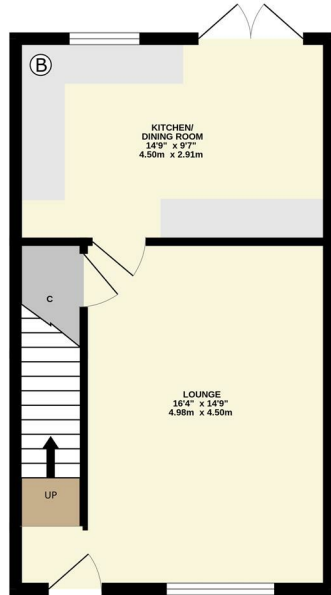
The ground floor features a spacious lounge, perfect for relaxing or entertaining, along with a kitchen positioned to the rear of the property overlooking the garden.

To the first floor, the property offers two generous double bedrooms, a well-sized single bedroom, and a family bathroom.

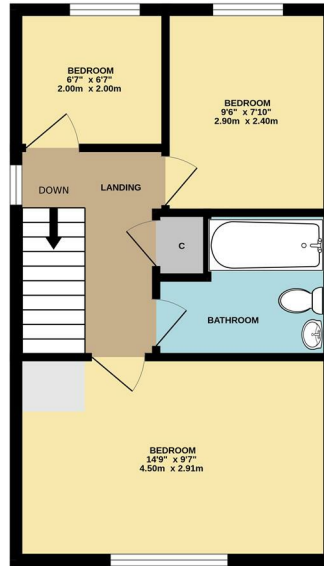
Externally, the home benefits from off-road parking to the front and a private rear garden, ideal for outdoor enjoyment.

**suave**

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

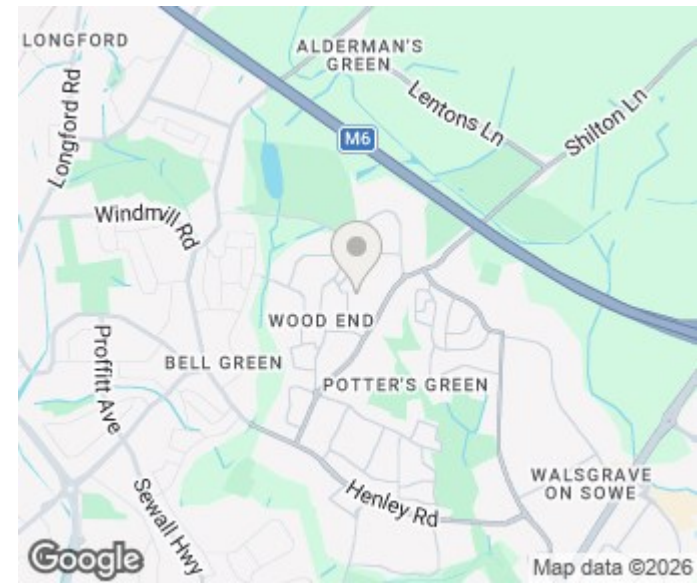


1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: C 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

Suave  
6a Westhill Road  
Coventry  
CV6 2AA

02475 105 222  
info@suaveestateagents.com

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