



## 30 SHERLOCK ROAD COVENTRY, CV5 8EY

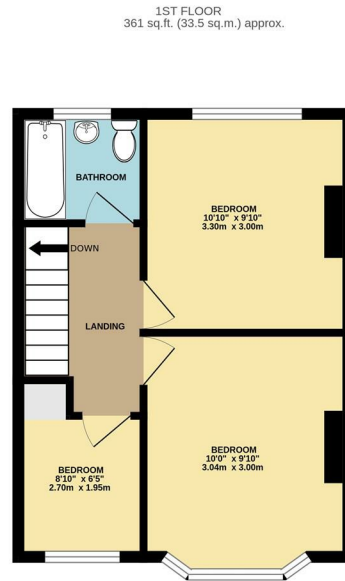
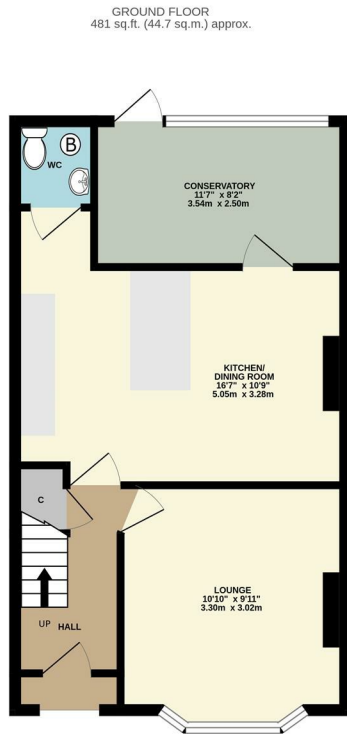
**£260,000**  
**FREEHOLD**

James Whalley is proud to present this beautifully renovated three-bedroom end-terraced home, offered to the market with no onward chain. Finished to a high standard throughout, this property is ideal for first-time buyers or families looking for a home ready to move straight into.

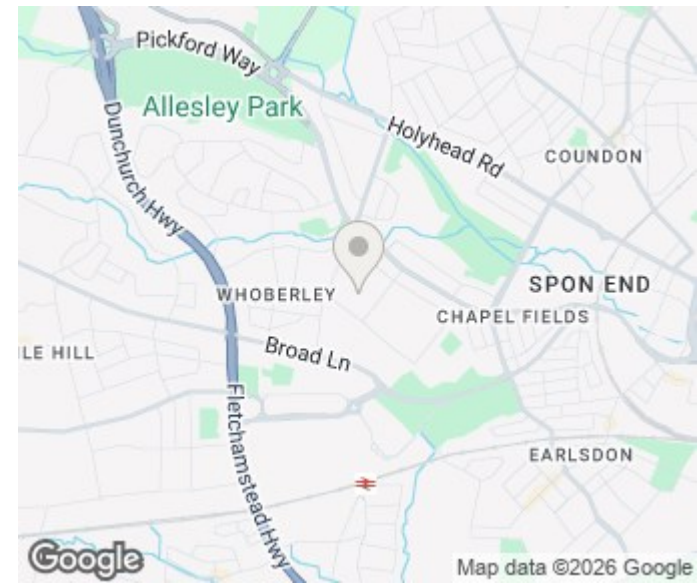
Upon entering, you are welcomed by an entrance hallway benefiting from modern LVT flooring flowing through to the kitchen area, with stylish oak internal doors throughout. To the front of the property is a bright and spacious living room featuring a bay window, creating a fantastic living space filled with natural light.

To the rear, the property offers a newly refitted contemporary kitchen dining room, downstairs WC and a conservatory overlooking the garden.

**suave**



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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			78
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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