



## 3 RECTORY CLOSE COVENTRY, CV7 9PA

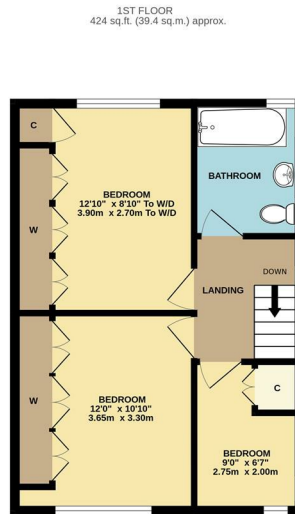
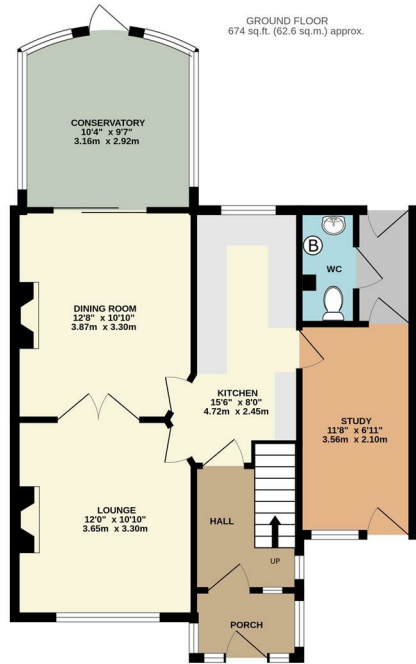
**£230,000**  
**FREEHOLD**

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

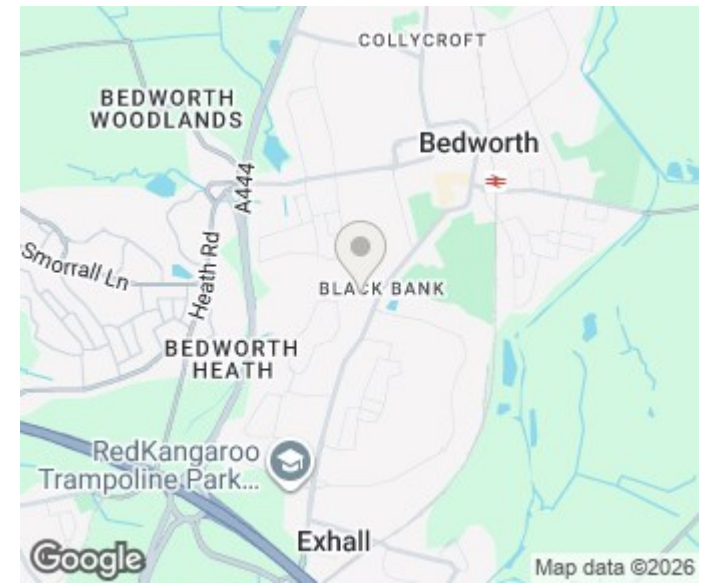
The ground floor comprises a welcoming entrance hallway, a bright front lounge, a separate dining room to the rear, a fitted kitchen, and a conservatory providing additional living space overlooking the garden. The property further benefits from a side extension, offering a versatile additional bedroom or study with its own access and WC — ideal for home working, guests, or potential annexe use.

To the first floor, there are two well-proportioned double bedrooms, a third bedroom, and a family bathroom.

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TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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 is given 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>		
(69-80) <b>C</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: Council Tax Band: C

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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