



10 BEACONSFIELD ROAD COVENTRY, CV2 4AR

£260,000
FREEHOLD

James Whalley is proud to present this charming three-bedroom end-terrace home, situated on the popular Beaconsfield Road. Bursting with character and period features, this property offers an ideal opportunity for first-time buyers, growing families, or investors alike.

Upon entering, you are welcomed by a spacious entrance hallway featuring the original tiled flooring, setting the tone for the character found throughout the home. The impressive through lounge/dining room benefits from high ceilings, a beautiful bay window, and an abundance of natural light, creating a warm and inviting living space. To the rear, the rustic-style kitchen offers plenty of character and features two French doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

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TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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 misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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			74
(55-68) D		56	
(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

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Suave
 6a Westhill Road
 Coventry
 CV6 2AA

02475 105 222
 info@suaveestateagents.com

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