



12 SOMMERVILLE ROAD COVENTRY, CV2 5GY

£230,000
FREEHOLD

James Whalley is delighted to present this traditional double bay terraced property, offered to the market with no onward chain and benefitting from an extended kitchen.

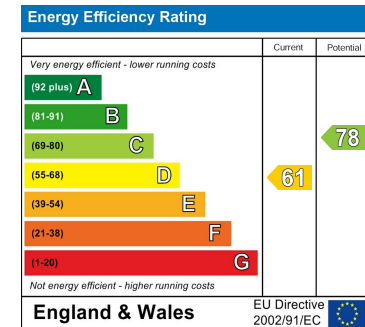
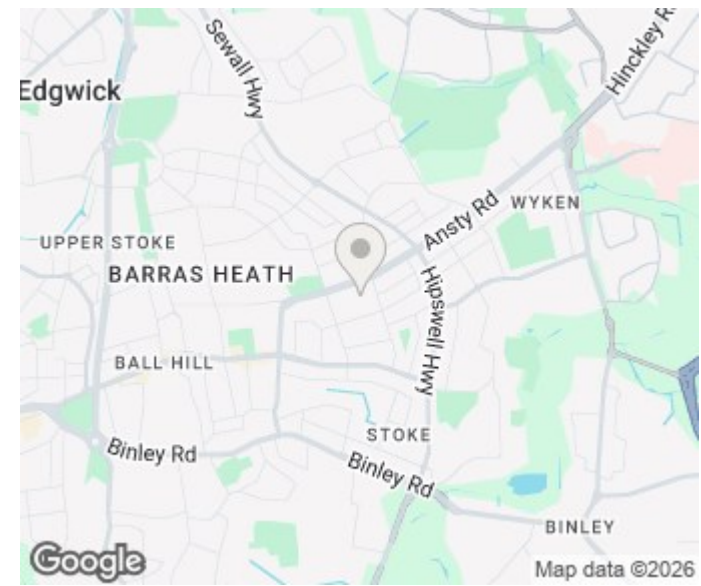
Upon entering, you are welcomed by a bright and airy hallway featuring original tiled flooring. To the front of the property is a spacious reception room with a bay window, while to the rear is a second reception/dining room. The ground floor further benefits from an extended kitchen, utility area, and a convenient downstairs WC.

To the first floor, the property offers two well-proportioned double bedrooms (one with a fitted shower base), a single bedroom/study, and a family bathroom.

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TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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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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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