



14 FLOWERDALE DRIVE COVENTRY, CV2 3PQ

£475,000
FREEHOLD

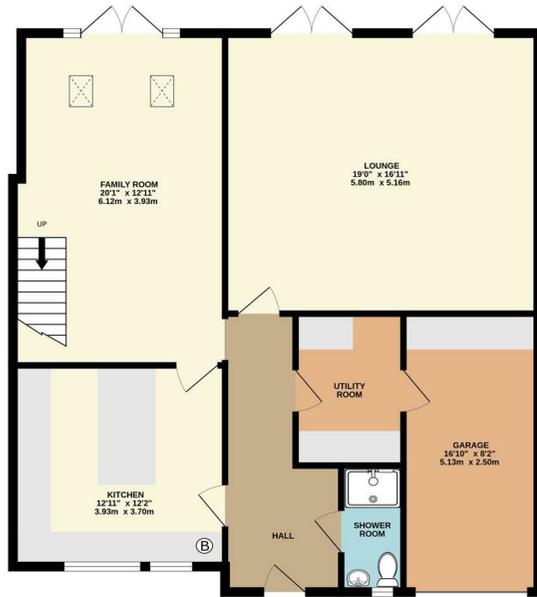
James Whalley is proud to present this immaculately presented five-bedroom extended family home to the market.

Beautifully maintained throughout, this spacious property offers versatile living accommodation ideal for modern family life. The ground floor comprises a stylish fitted kitchen with integrated appliances and quartz worktops, a useful utility area, downstairs shower room, garage, a generous family/dining room, and a great-sized lounge perfect for entertaining or relaxing.

To the first floor are five well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a modern family bathroom.

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GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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