



## 22 CHRISTCHURCH ROAD COVENTRY, CV6 1JW

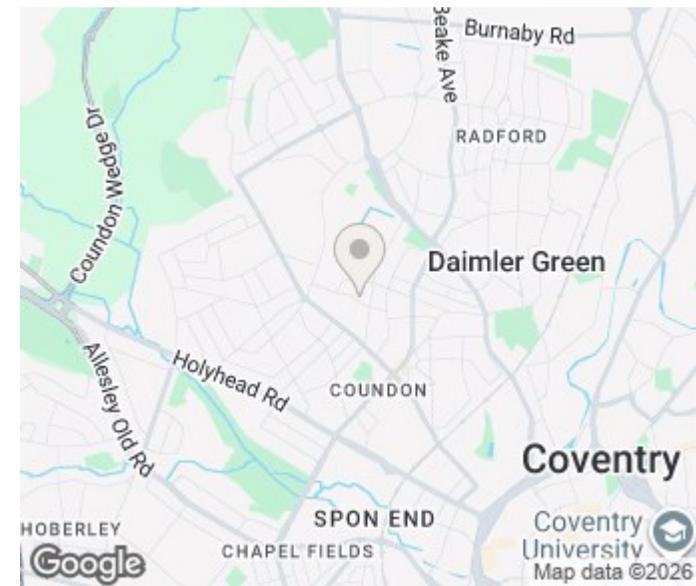
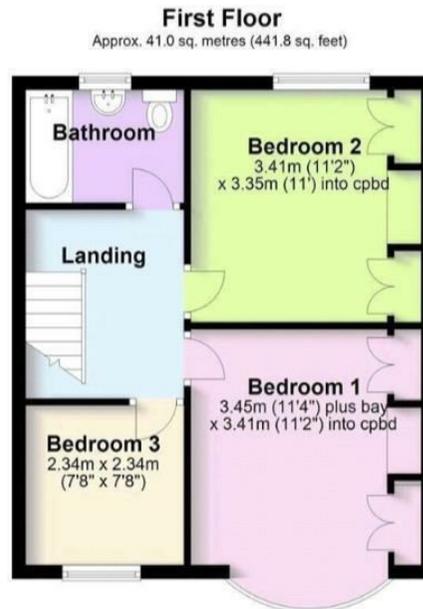
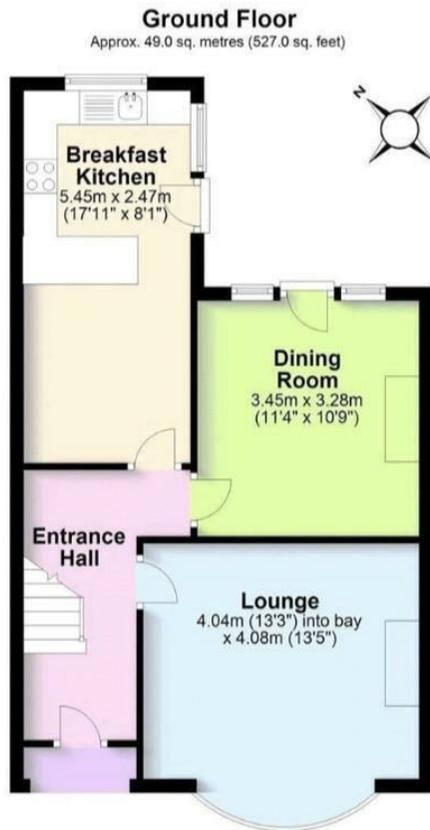
**£240,000**  
**FREEHOLD**

James Whalley is proud to present this charming three-bedroom traditional double bay-fronted home, ideally located in the sought-after Coundon area of Coventry. Offered to the market with NO CHAIN.

The ground floor welcomes you with a bright entrance hall leading to a cosy front lounge, showcasing original features and enhanced by the characterful bay window. A separate dining room offers direct access to the rear patio—ideal for entertaining—while the extended kitchen/diner provides a practical and spacious area for modern family living.

Upstairs, the property features a generous landing, a family bathroom, and three well-proportioned bedrooms. Two of the bedrooms are spacious doubles, one

**suave**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100*
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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: 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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