



23 WARMWELL CLOSE

COVENTRY, CV2 2JT

£280,000
FREEHOLD

James Whalley is proud to present this three-bedroom end-of-terrace home, ideally positioned within a quiet cul-de-sac and just 1.2 miles from University Hospital Coventry & Warwickshire.

Upon entering, you are welcomed by a newly fitted front porch leading into a bright entrance hallway, which benefits from plenty of natural light and a glass stairwell. The ground floor further comprises a downstairs WC, spacious through lounge with spotlights, rear conservatory and a fitted kitchen with a side entrance door providing access to the side of the property.

To the first floor are three good-sized bedrooms, along with a modern refitted family bathroom.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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

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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