



169 WHOBERLEY AVENUE

COVENTRY, CV5 8FB

£250,000
FREEHOLD

James Whalley is proud to present this beautifully presented three-bedroom modern terraced home, situated in the highly sought-after Chapelfields area of Coventry.

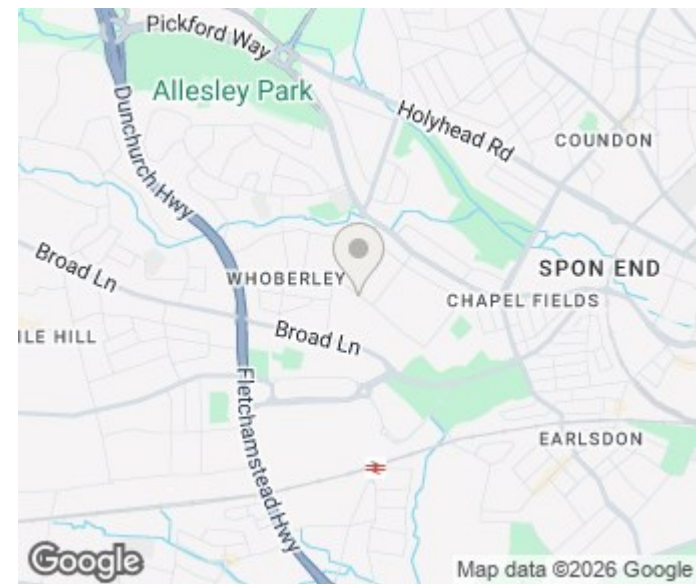
Upon entering, you are welcomed by a spacious entrance hallway leading into a bright and inviting front lounge, featuring a charming bay window and a contemporary media wall. To the rear of the property is a stunning open-plan kitchen/dining room, complete with a central island, modern fitted units and two sets of French doors that flood the space with natural light and provide seamless access to the rear garden. The ground floor also benefits from a stylish downstairs WC, with every room finished to a high modern standard.

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TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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		85
(69-80) C		
(55-68) D	67	
(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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