



15 ENGLETON ROAD

COVENTRY, CV6 1JF

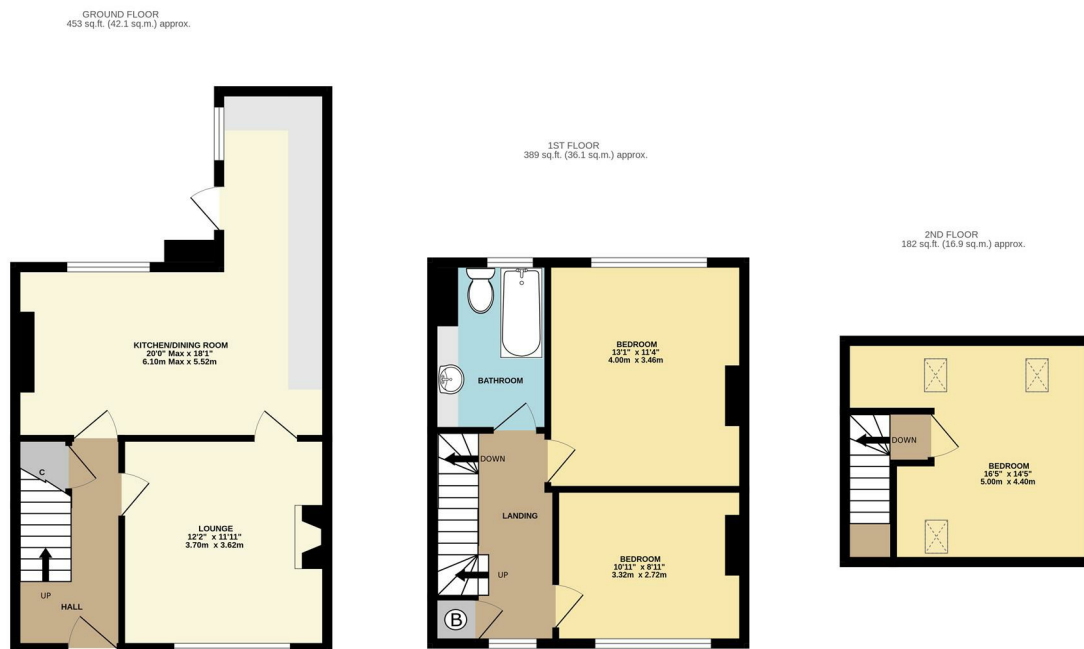
£190,000
FREEHOLD

James Whalley is proud to present this spacious three double bedroom terraced home to the market, offered with no onward chain.

Upon entering, you are welcomed by an entrance hall leading to a separate front lounge and a generous open-plan kitchen/dining room to the rear, creating the perfect space for both everyday living and entertaining.

The first floor comprises two well-proportioned double bedrooms and a modern family bathroom. Occupying the second floor is a further spacious double bedroom, benefiting from a loft conversion and offering excellent versatility as a principal bedroom, guest room or home office.

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TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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	70	77
(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: C 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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