



124 SEWALL HIGHWAY

COVENTRY, CV2 3NP

£250,000
FREEHOLD

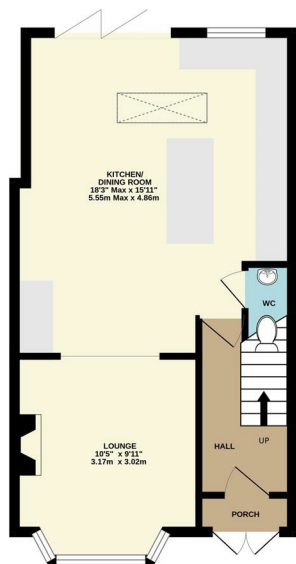
James Whalley is proud to present this beautifully modernised three-bedroom end-of-terrace family home, ideally positioned within the popular Wyken area of the city.

Upon entering, you are welcomed by a porch entrance leading into the hallway, which retains attractive original tiled features. The ground floor offers a comfortable snug-style lounge with a bay window and feature open fireplace, creating a warm and inviting living space.

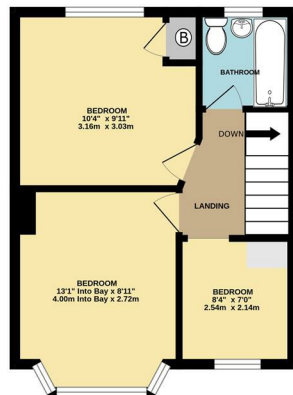
To the rear is the impressive open-plan kitchen extension, which has been thoughtfully designed for modern family living. The kitchen features a range of integrated appliances, a central island with integrated power sockets, bi-fold doors opening directly onto the patio and a roof lantern providing an abundance of natural light. The

suave

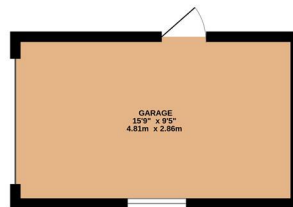
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.

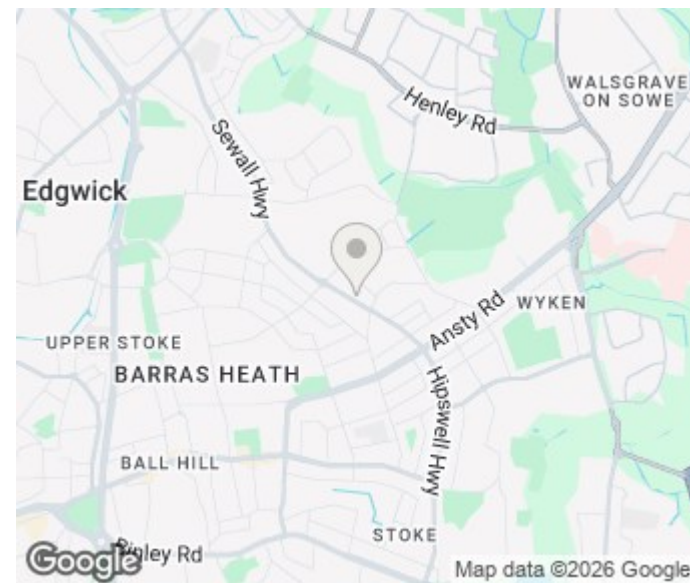


GARAGE
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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		78
(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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