



## 159A ALDERMANS GREEN ROAD COVENTRY, CV2 1PQ

**£550,000**  
**FREEHOLD**

James Whalley is proud to present The Graceland — an immaculate, detached family home built just five years ago with no expense spared.

### Ground Floor

As you enter, you're greeted by a welcoming hallway separate from the kitchen, with a convenient ground-floor WC.

The heart of the home is the stunning kitchen, complete with a breakfast island, marble worktops, integrated appliances, and elegant spotlights throughout. A useful utility room sits just off the kitchen, providing access to the integral garage, which offers parking for one car and leads out to the front of the property.

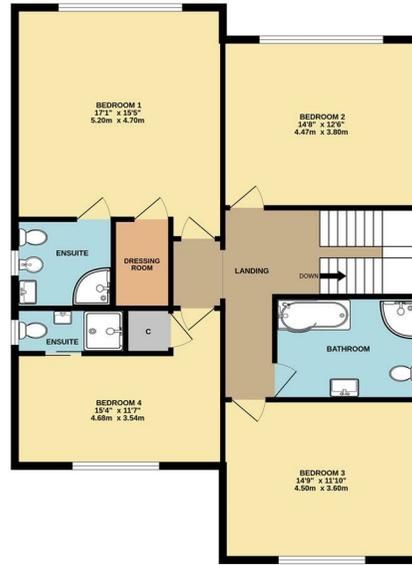
Continuing through the bright and airy hallway, you'll find a versatile study/home office. The spacious lounge features stylish bi-fold doors opening out to the garden,

**suave**

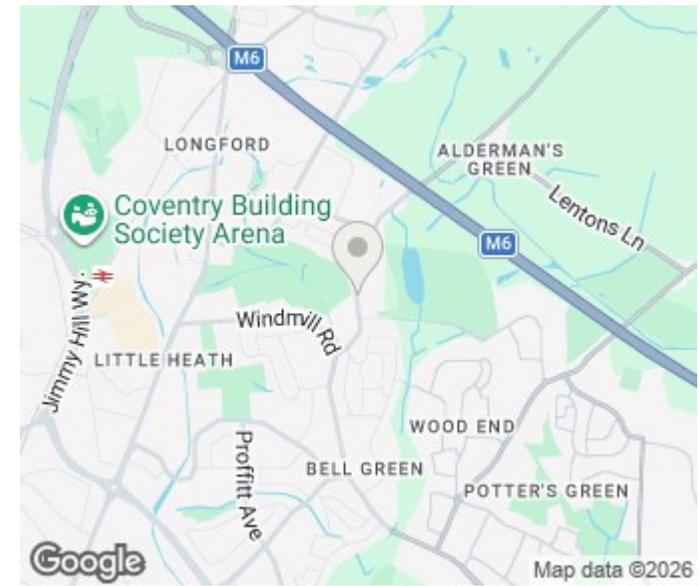
GROUND FLOOR  
1357 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 2444 sq.ft. (227.0 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		86	91
(69-80) C			
(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: B Council Tax Band: E

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