





9 Charlecote Road, Whitmore Park, Coventry, CV6 2HZ

£260,000

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/

9 Charlecote Road, Coventry CV6 2HZ

MUCH IMPROVED EXTENDED SPACIOUS 3 BEDROOM MID TERRACE HOME WITH NEW WINDOWS, REAR GARAGE & TWO BATHROOMS in this popular residential Location boasting excellent Amenities; Access local shops, schools, The CBS (RICOH) Arena, road/transport Links and plenty More....

3 2 1 D

Council Tax Band: B





EXTENDED Traditional Terrace

Built in the 1960’s is this EXTENDED, THREE BEDROOM TRADITIONAL TERRACE WITH LARGE GARDEN set in popular Whitmore Park, CV6 boasting excellent amenities including access to an array of schools (Parkgate & Whitmore Park Primary, Copsewood and President Kennedy), road/transport links (A444, M6), The CBS (RICOH) Arena, local shops and plenty More.... Great commutability to GEORGE Elliot Hospital and PROLOGIS Business and Country Park.

Recently improved, it comes 'Move-in' ready, affording:
- An inviting entrance hallway.
- Extended 29 foot lounge diner.
- Extended kitchen fitted in February 2026.
- Ground floor Wet Room.
- 2 W/C's.
- 3 Bedrooms.
- Fully tiled bathroom with shower.
- Large garden laid to lawn with Patio.
- Rear GARAGE.
- Off-street pattern imprinted hard standing to the front (No drop Kerb). Could be converted to a DRIVEWAY, subject to relevant planning consent.

TENURE:
- Freehold.
- Council tax band: B

FOR INFO:
- Energy performance rating: D (68)
- EPC expires 29/5/2028.
- Boiler installed in 2023 and last serviced April 2026.
- Double glazing & ALL DOORS (excluding up and over garage door) installed February 2026.

FOR FURTHER INFORMATION & SHOWING
Contact MAISON Estates

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Tenure information should be checked and confirmed by a solicitor.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult MAISON Estates for further information.


MAISONEstates


MAISONEstates


MAISONEstates

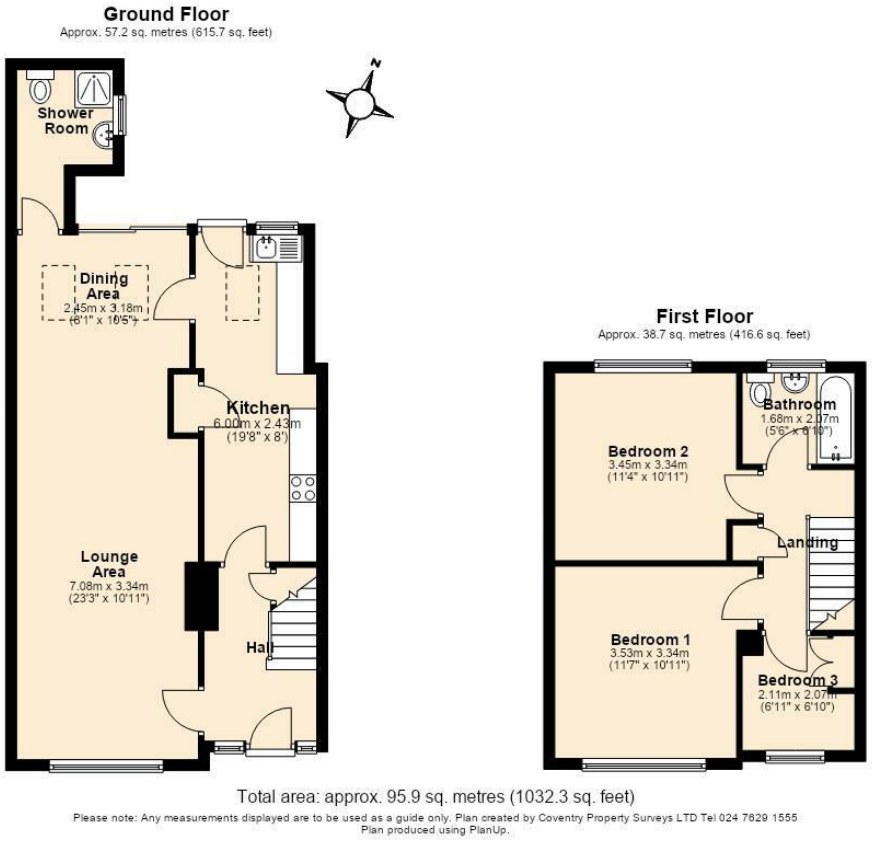

MAISONEstates

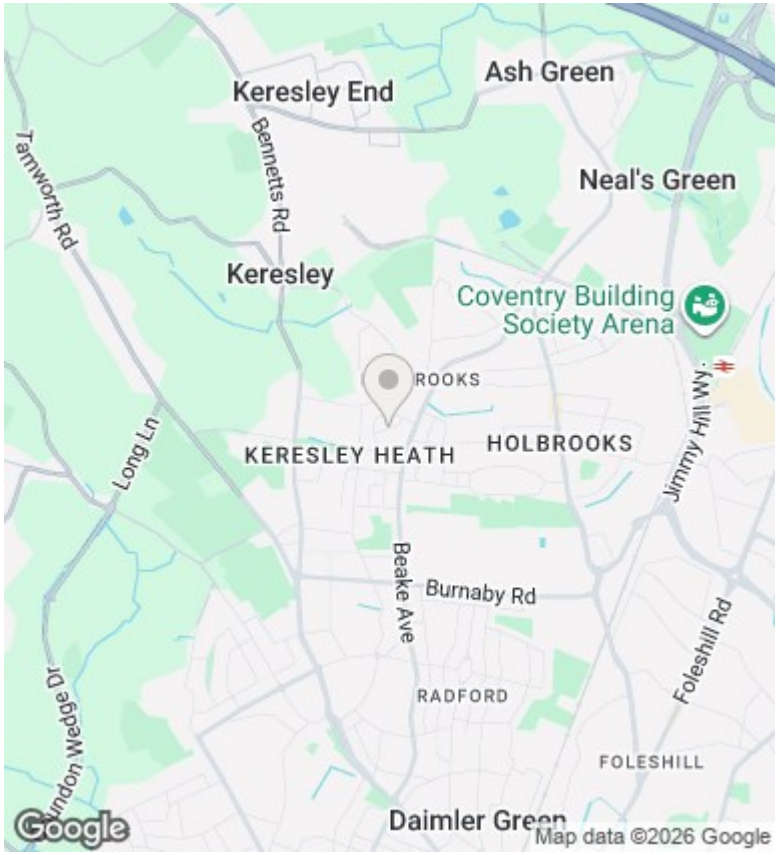

MAISONEstates


MAISONEstates


MAISONEstates


MAISONEstates





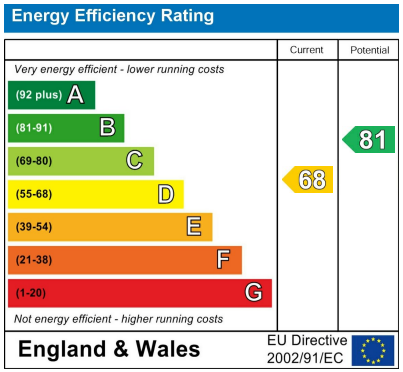
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

B



73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/