



HR ESTATE AGENTS

2 Bedrooms

Bungalow - Detached

Offers Over

£375,000

Located in

Coventry





Wade Avenue

Coventry | CV3 6NE



Welcome to this delightful two-bedroom bungalow, beautifully positioned on a generous corner plot in the ever-popular area of Coventry. Offering an abundance of space both inside and out, this charming home combines comfort, practicality and convenience in equal measure.

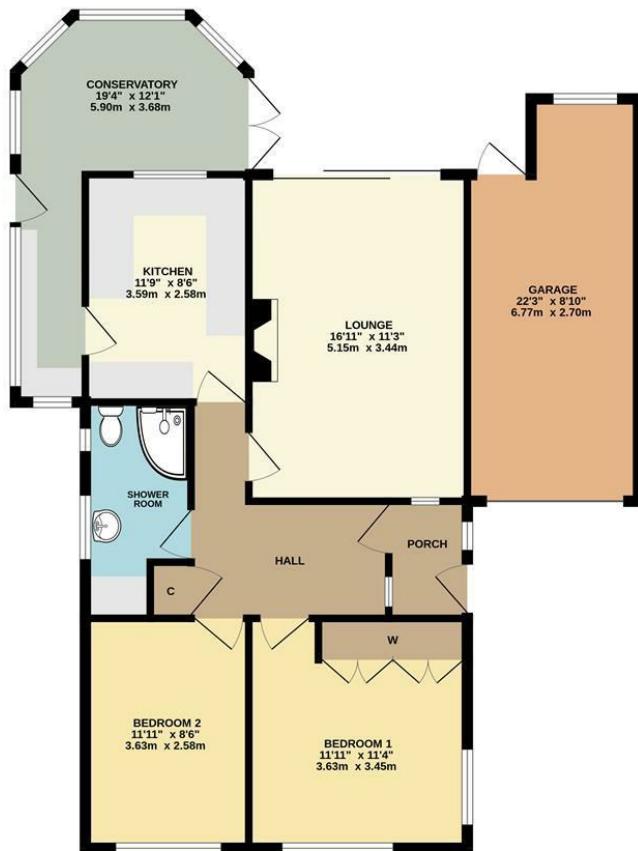
Wade Avenue

£375,000 Freehold



- Situated on a generous corner plot in the highly sought-after area of Styvechale
- Spacious family bathroom with fitted shower and mobility-friendly access
- Modern, sleek kitchen with gas hob, garden views and appliances included
- Driveway to the front providing parking for multiple vehicles
- Excellent location within walking distance of shops, schools and bus routes
- Two well-proportioned bedrooms, including a master with bespoke hand-crafted fitted wardrobes
- Long rear living room featuring a fireplace and patio doors opening onto the garden
- Wrap-around garden with patio and lawn areas, mature trees for privacy, shed and secure side access
- Garage with electrics and lighting
- Easy access to the A45, A46 and a short drive to Jaguar Land Rover

GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, bedrooms, rooms and other items are approximate only and responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not 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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Council Tax Band D Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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	

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CV3 4FJ


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