



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£325,000

Located in

Coventry





Redesdale Avenue

Coventry | CV6 1BT



James Whalley is proud to present this stylish and modern three-bedroom semi-detached family home, ideally situated in the sought-after area of Coundon.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading through to the true heart of the home — a beautifully extended kitchen/diner. Bursting with character, this impressive space benefits from a skylight that floods the room with natural light, fitted appliances, and a charming log burner which adds both warmth and a contemporary touch. The ground floor also offers a convenient downstairs WC. To the front of the property, there is a well-proportioned lounge, thoughtfully separated from the kitchen, featuring a bay window that enhances the sense of space and light.

To the first floor, the property comprises two generous double bedrooms, with the principal bedroom benefitting from its own en-suite. There is also a third bedroom and a stunning family bathroom, complete with a freestanding bath and a separate shower, finished to a high standard.

Externally, the property boasts a well-maintained rear garden with access to a garage, while the front offers off-road parking and useful side access.

Please refer to the bullet points for further key features and selling points.

Call now to arrange your viewing.

Redesdale Avenue

£325,000 Freehold

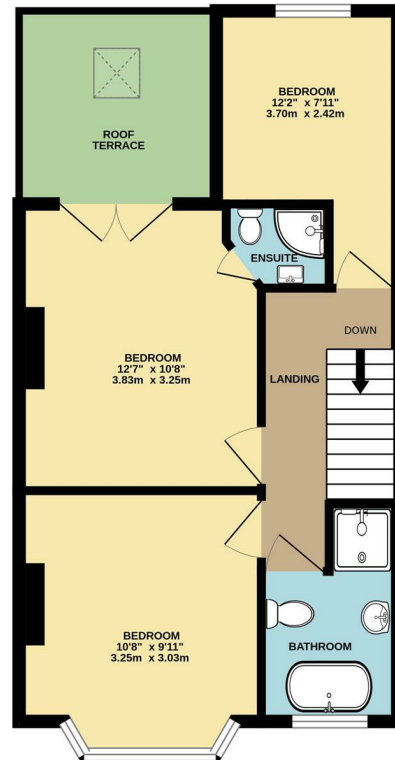


- Full Width Kitchen Diner Extension
- Ensuite
- Window Shutters
- EPC C Rating
- Parking To Front
- Downstairs WC
- Family Bathroom With Free Standing Bath & Separate Shower
- Fully Refurbished In 2022
- Rear Garage
- Log Burner

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Council Tax Band C

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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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