



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Offers Over

£230,000

Located in

Coventry





# Brownshill Green Road

## Coventry | CV6 2AR



James Whalley is delighted to present this beautifully presented three-bedroom terraced home, ideally situated on the highly desirable Brownshill Green Road.

Entering through the hallway, you are welcomed into a lounge featuring an attractive bay window, filling the room with natural light. To the rear is a modern kitchen/diner with contemporary units and a built-in fridge freezer, offering the perfect space for both everyday living and entertaining.

To the first floor, the property benefits from a stylish family bathroom, two bedrooms, and a further single bedroom which also lends itself perfectly to use as a home office or study.

The property also boasts a boarded loft space with two windows, providing excellent storage or potential for further use (subject to regulations).

Externally, the home offers a driveway with dropped kerb. To the rear there is an additional storage/utility area housing the washing machine, and gated rear access.

The property is ideally located close to local shops and amenities and is just a short distance from Coundon Court Secondary School, making it an excellent choice for families.

Call today to arrange your viewing.

# Brownshill Green Road

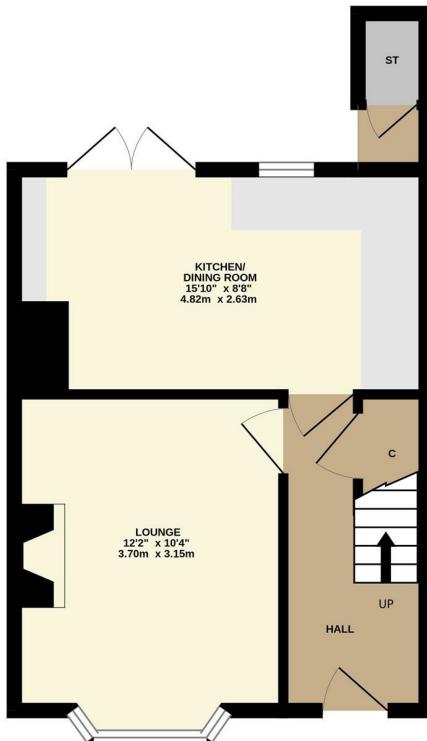
£230,000 Freehold



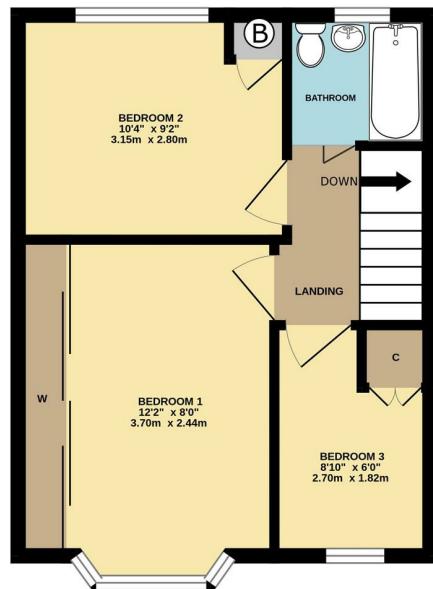
- Driveway For Two Cars
- External Wall Insulation
- Modern Kitchen & Bathroom
- Great Location

- Electric Car Charger
- Boarded Loft
- Bay Windows
- EPC C Rating

GROUND FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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 features are approximate. The estate agent accepts 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 B

## 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		
(69-80) C	77	82
(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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