



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£265,000

Located in

Coventry





Rectory Drive

Coventry | CV7 9PD



James Whalley is proud to present this beautifully extended, three-bedroom semi-detached home, situated in the highly desirable area of Exhall. Offered With No Chain.

This spacious property offers flexible living accommodation, making it perfect for families or anyone in need of generous space to live and grow.

On the ground floor, you'll find a bright and airy through lounge, ideal for both relaxation and entertaining. The kitchen is well-equipped, featuring contemporary finishes, ample storage, and a rear extension that enhances the overall space. A convenient downstairs WC adds to the practicality of the home.

Upstairs, the property boasts three well-sized bedrooms, all benefiting from an abundance of natural light. The stylish family bathroom provides both comfort and functionality, completing the upper floor.

To the front and side, the property offers off-road parking, while the rear showcases a beautifully landscaped garden, offering a peaceful retreat. Additionally, a garage provides valuable storage space or potential for a workshop.

This property is a must-see for those seeking a blend of comfort and traditional charm.

Rectory Drive

£265,000 Freehold

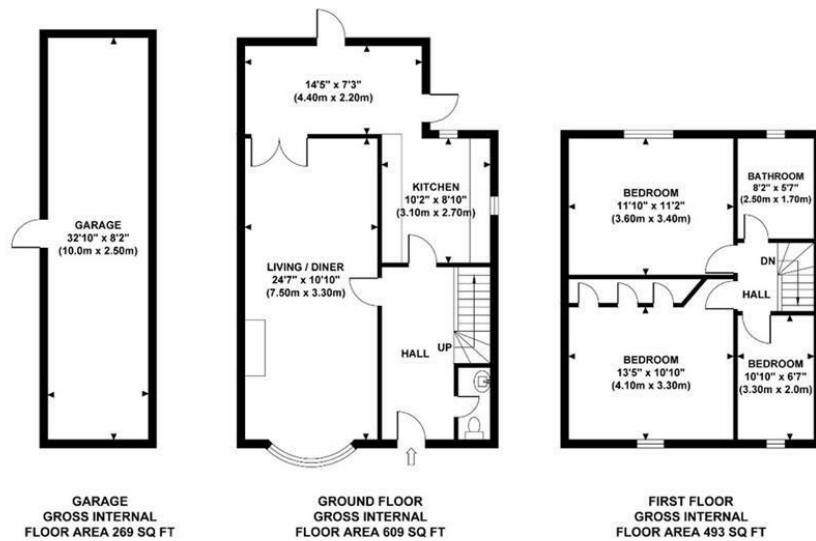


- THREE BEDROOMS
- OFF ROAD PARKING
- EXHALL
- EPC RATING C

- EXTENDED
- DOWNSTAIRS WC
- SEMI DETACHED
- NO CHAIN

Rectory Drive

Approximate Gross Internal Area
1371 sq ft / 127.4 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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		83
(69-80) C	70	
(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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