





29 DERBYSHIRE WAY

COVENTRY, CV2 3FA

£490,000

FREEHOLD

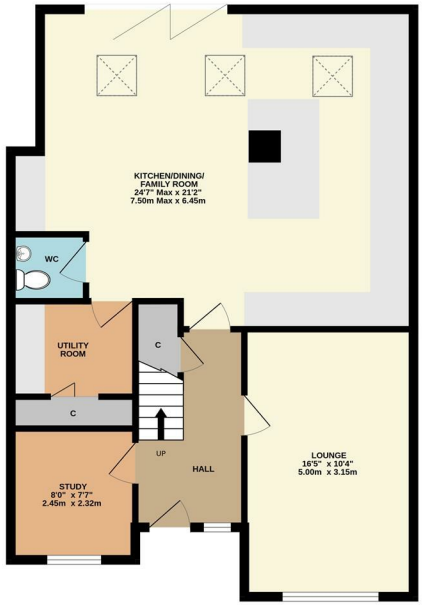
James Whalley is proud to present this immaculate, extended four-bedroom detached family home to the market.

Upon entering, you are welcomed into a bright and airy hallway, with access to the front reception/living room and a separate downstairs study, ideal for those working from home.

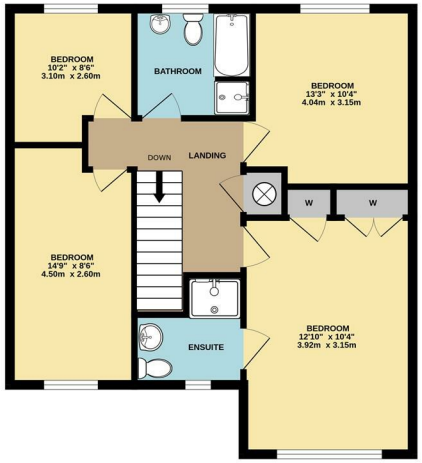
To the rear of the property is the heart of the home — an impressive extended kitchen and living space, finished to a high standard. The kitchen benefits from granite worktops, an integrated dishwasher, integrated fridge freezer and integrated bins.

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GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

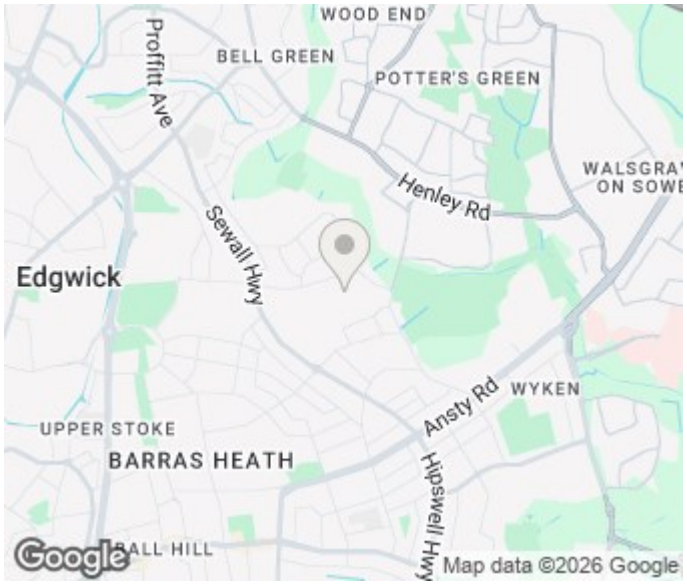


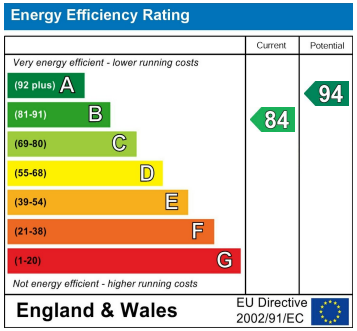
1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 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 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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EPC Rating: B Council Tax Band: D

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

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