

## 12 John Barrett Way, Coventry, CV2 1QT Offers Over £220,000

Welcome to this modern three-bedroom mid-terrace home located on John Barrett Way in the desirable Spirits Quarter development of Coventry. This property is vacant and offered with no chain, making it an ideal choice for those looking to move in swiftly and is a popular location for first time buyers, families and property investors.

As you enter, you will find a convenient downstairs w.c. Through to the spacious open-plan kitchen and dining area, perfect for entertaining or family meals. The kitchen is well-equipped with an integrated oven, gas hob, extractor, freestanding washing machine, and fridge freezer, ensuring you have all the essentials at your fingertips. Inviting lounge featuring French doors that open out to the rear garden, allowing for a seamless flow between indoor and outdoor living.

Upstairs, the property boasts three well-proportioned bedrooms, providing ample space for family or guests. The modern bathroom is designed with comfort in mind, offering a relaxing retreat at the end of the day.

The rear garden is a delightful space, featuring a patio area and laid lawn, perfect for enjoying the outdoors or hosting gatherings. Additionally, the property benefits from front-facing parking spaces, accommodating both residents and guests with ease. The area is surrounded by green areas, ideal for walking the dog or getting in those daily steps.

Situated in a convenient location, this home is an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its modern features and inviting atmosphere, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

## Approach



## Entrance Hall

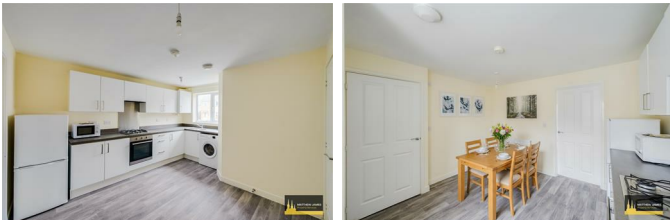


## W.C



## Kitchen/ Dining

13'2 x 10'10 (4.01m x 3.30m)



## Living Room

14'5 x 11'2 (4.39m x 3.40m)



## Landing



## Bedroom One

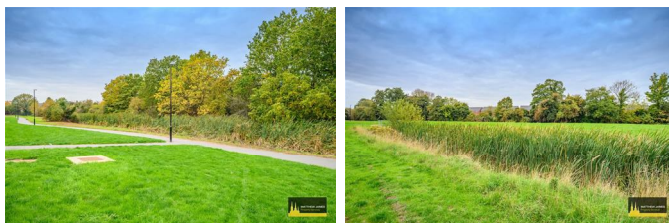
14'5 x 8'10 (4.39m x 2.69m)



**Bedroom Two**  
9'10 x 7'7 (3.00m x 2.31m)



**Surrounding Area**



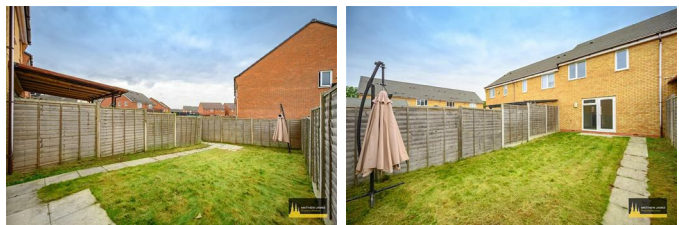
**Bedroom Three**  
6'11 x 6'11 (2.11m x 2.11m)



**Bathroom**



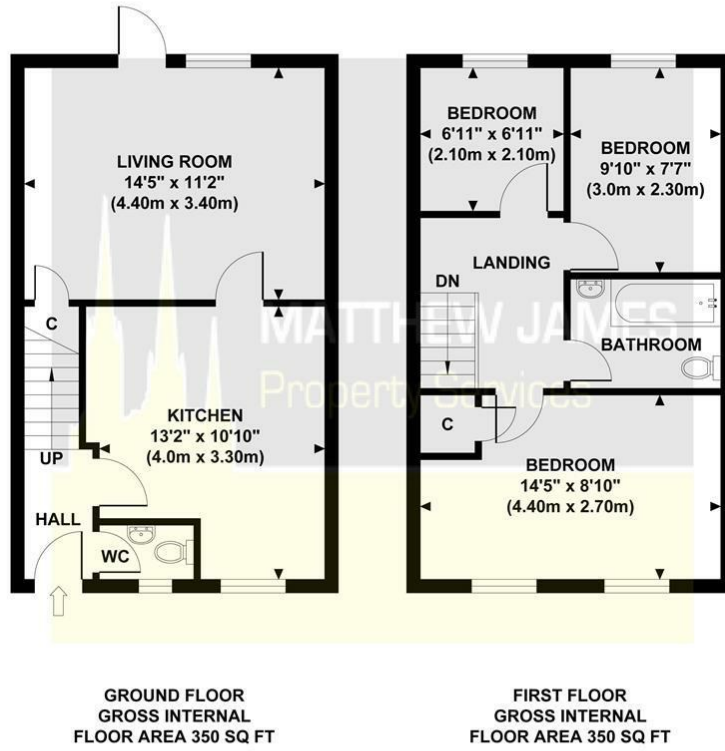
**Rear Garden**



# Floor Plan

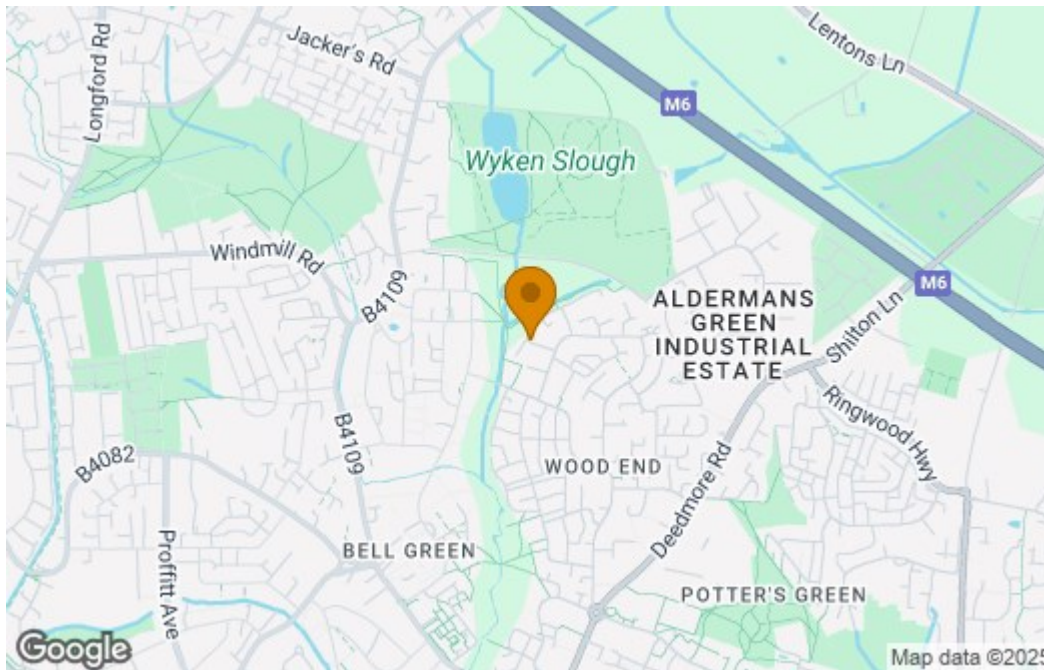
## 12 JOHN BARRETT WAY

Approximate Gross Internal Area  
700 sq ft / 65.03 sq m

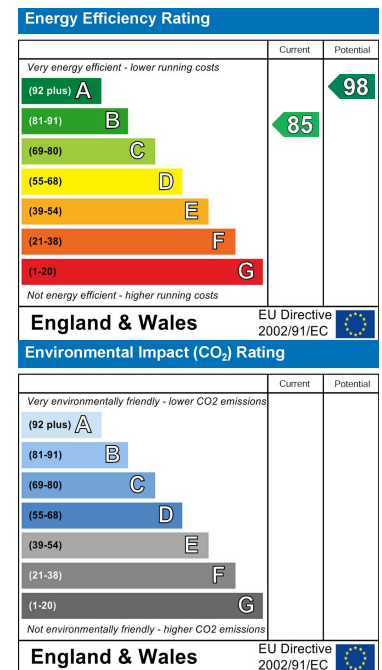


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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