



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Offers In Excess Of

£300,000

Located in

Coventry





# Cordin View

Coventry | CV6 7PH



Rockwell Allen is proud to present this Stunning Family Home in the Heart of Coventry

Nestled within a sought-after private new-build estate, this beautiful property offers an ideal setting for a growing family. Perfectly positioned within the catchment area of several OFSTED-rated \*Good\* primary and secondary schools, convenience and quality education are right on your doorstep.

Step inside to discover a thoughtfully designed ground floor featuring a sleek, modern fitted kitchen, a stylishly decorated living room ideal for entertaining or relaxing, and a handy downstairs W/C.

Upstairs, the first floor boasts two generously sized double bedrooms one with En-Suite and a comfortable single bedroom —ideal as a nursery, office, or guest room—alongside a contemporary family bathroom suite.

Outside, the home continues to impress with a private, easy-to-maintain rear garden that offers both space and seclusion, perfect for summer barbecues or children's play.

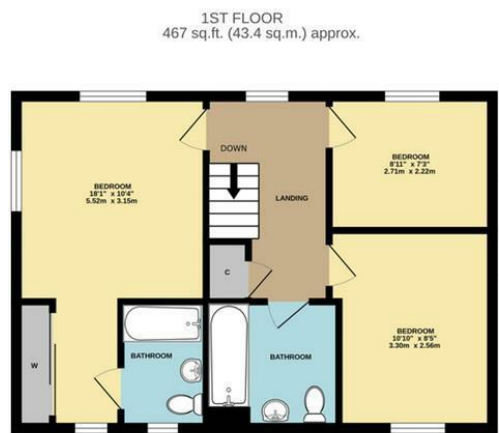
\*Ground fees are calculated yearly.

# Cordin View

£300,000



- Three Bedroom
- Garage
- Canal views
- Detached
- Garden



TOTAL FLOOR AREA: 937 sq.ft. (87.1 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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## Council Tax Band

## 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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