



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£225,000

Located in

Coventry





Wryneck Walk

Coventry | CV4 9YG



Rockwell Allen is proud to present his beautifully presented, 'Kingsford' terraced home is situated within the highly sought-after Woodland View development.

One of just four homes in this terrace, the property offers well-designed and modern living throughout. The accommodation briefly comprises a welcoming entrance hallway with a convenient ground floor WC, and a stylish fitted kitchen complete with oven and hob.

To the rear, there is a spacious lounge featuring French doors that open onto a landscaped, west-facing garden—perfect for enjoying afternoon and evening sun.

Upstairs, the property offers a contemporary family bathroom, a master bedroom with en suite, and two further well-proportioned bedrooms. A loft hatch is accessible from the wide landing area, providing additional storage potential.

Externally, the home benefits from two off-road parking spaces to the front.

The property is subject to a local maintenance charge of approx £213.00 per annum

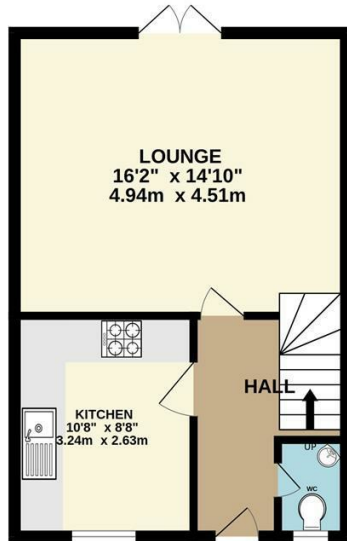
Wryneck Walk

£225,000 Freehold

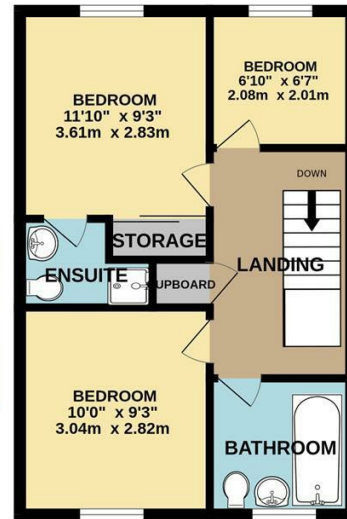


- Master En-Suite
- Three Bedrooms
- Close To Ammenities
- Two Parking Spaces
- Fitted Kitchen
- Fitted Bathroom

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) A		
(81-91) B		
(69-80) C	79	84
(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	

Number Three Siskin Drive
Coventry
CV3 4FJ


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