



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Price Guide

£195,000

Located in

Coventry





# Grange Road

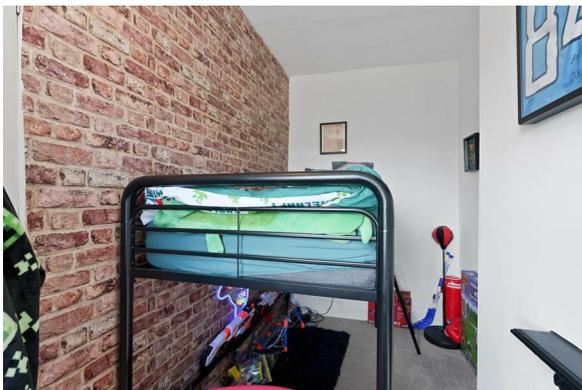
Coventry | CV6 6DE



Rockwell Allen is proud to present to the market this mid-terraced Three bedroom property, briefly comprising a lounge / diner, Fitted kitchen, fitted bathroom, to the first floor two bedrooms with an additional bedroom on the second floor. The property has parking to the front and a large rear garden.

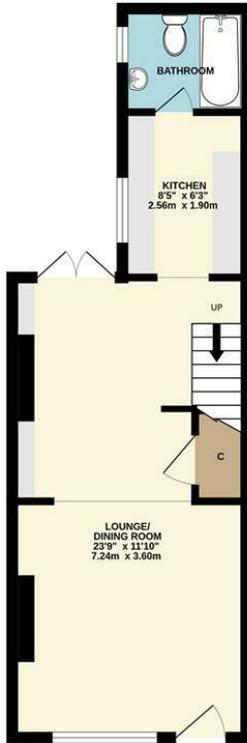
# Grange Road

£195,000 Freehold

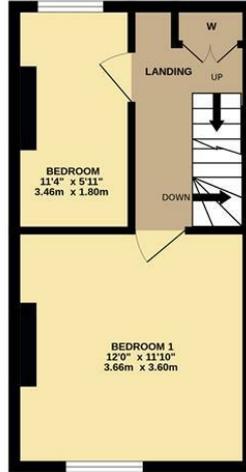


- Three Bedrooms
- Fitted Bathroom
- Parking
- Garden
- Fitted Kitchen

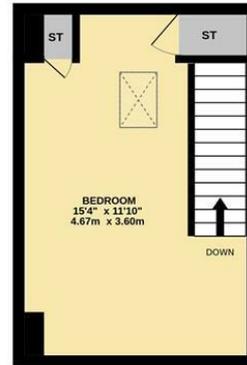
GROUND FLOOR  
353 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (24.9 sq.m.) approx.



2ND FLOOR  
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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 A 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>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

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