



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£350,000

Located in

Coventry





Rugby Road

Coventry | CV3 2BD



Rugby Road is in the charming village of Binley Woods, Coventry, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and style. Upon entering, you are greeted by a light spacious entrance hall leading into two inviting reception rooms, ideal for both relaxation and entertaining. The spacious lounge provides a warm atmosphere, while the kitchen/diner is perfect for family meals and gatherings.

The property boasts three bedrooms, ensuring ample space for family or guests. The bathroom features a bath with a shower overhead, catering to all your bathing needs.

One of the standout features of this home is the beautifully maintained rear garden, which is a true oasis. Adorned with stunning flowers, it offers two distinct seating areas, perfect for enjoying sunny afternoons or hosting barbecues. Additionally, a handy shed provides extra storage for gardening tools or outdoor equipment.

For your convenience, there is off-road parking available, and the property benefits from double glazing throughout, ensuring warmth and energy efficiency. A new boiler has also been installed, providing peace of mind for future heating needs. The boarded loft, complete with ladders, offers further storage options, making this home both practical and functional.

Located in Binley Woods, you will find yourself in a tranquil setting while still being close to local amenities. This property is an excellent opportunity for those seeking a family home in a desirable area. Don't miss the chance to make this lovely house your new home.

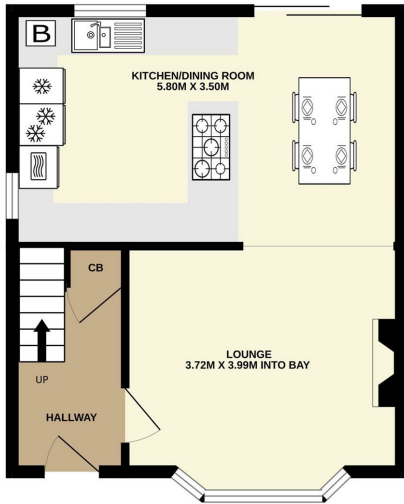
Rugby Road

£350,000 Freehold

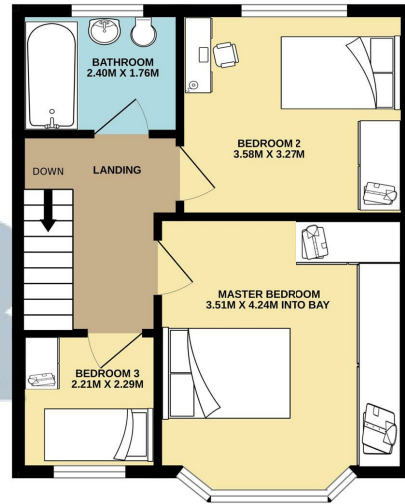


- 3 spacious bedrooms, Semi-detached house
- Two garden seating areas, Off-road parking available
- Boarded loft with ladder, Located in Binley Woods
- Lounge and kitchen/diner, Beautiful rear garden
- Double glazing throughout, Newly installed boiler

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix 5/2020

Council Tax Band D

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		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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CV3 4FJ


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