



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£330,000

Located in

Coventry





# Cherry Tree Drive

Coventry | CV4 8LZ



**\*\* NO UPWARD CHAIN \*\***

Nestled in the charming area of Canley, Coventry, this modern semi-detached house on Cherry Tree Drive offers a delightful blend of comfort and contemporary living. Built in 2015, this property has been lovingly maintained by its sole owner and boasts a fresh and inviting atmosphere.

The house features three well-proportioned bedrooms spread across three floors, providing ample space for families or those seeking extra room for guests. The master bedroom benefits from an ensuite bathroom, ensuring privacy and convenience. In addition to the ensuite, there are two bathrooms in total, making morning routines a breeze for everyone.

The ground floor is designed for modern living, featuring a spacious kitchen/diner that is perfect for family meals and entertaining friends. The separate lounge offers a cosy retreat for relaxation, while a convenient downstairs WC adds to the practicality of the layout.

For those with vehicles, the property includes off-road parking for two cars, along with a garage that provides additional storage or parking options. The outdoor space is ideal for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day.

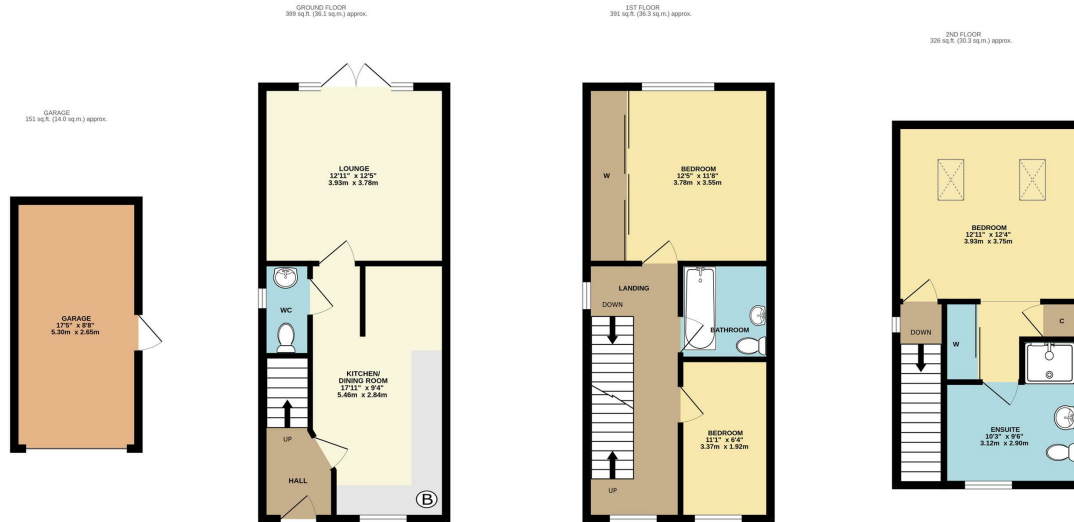
This home is not only a comfortable living space but also a fantastic opportunity for anyone looking to settle in a friendly community. With its modern features and thoughtful design, this property on Cherry Tree Drive is sure to impress. Don't miss the chance to make it your own.

# Cherry Tree Drive

£330,000 Freehold



- Modern semi-detached house, Three bedrooms over three floors
- Includes a spacious garage, Master bedroom with ensuite
- Easy access to transport links, Viewing highly recommended
- Built in 2015, one owner, Off-road parking available
- Located in Canley, Coventry, Close to local amenities



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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 D Local Authority Coventry

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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	

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