



## HR ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers Over

£210,000

Located in

Coventry





# 29 Capmartin Road

Coventry | | CV6 3FW



James Whalley is proud to present this well-presented three-bedroom mid-terrace home, ideally situated in the popular Radford area of Coventry.

The property features a welcoming entrance hall, a spacious lounge, and a separate dining room with French doors opening out to the rear garden. The home also benefits from a rear extended and refitted kitchen, offering a modern and functional space for everyday living.

Upstairs, you'll find three good-sized bedrooms and a contemporary family bathroom. The loft is fully boarded and includes a window, presenting an excellent opportunity for conversion into an additional bedroom or versatile living space (subject to the necessary consents).

Externally, the property provides off-road parking to the front and a private rear garden complete with a garage and convenient rear access.

Ideally located just 2.9 miles from Coventry City Centre and only 0.4 miles from Jubilee Crescent, with a wide variety of shops, amenities, and schools nearby—this is a fantastic opportunity for families, first-time buyers, or investors alike.

Call now to arrange your viewing!

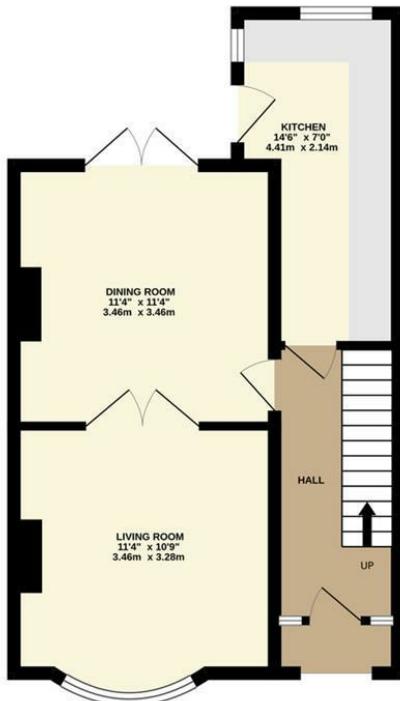
# 29 Capmartin Road

£210,000 Freehold

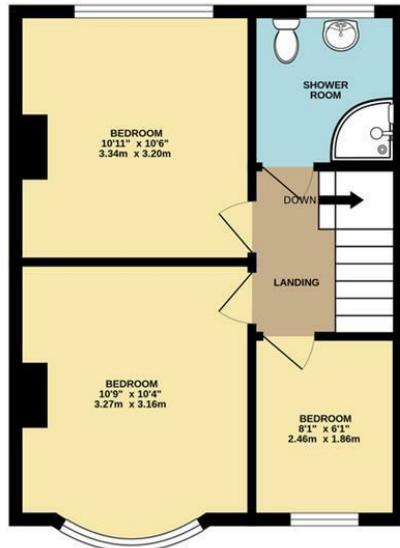


- Three Bedrooms
- Hard Standing To Front
- 2.9 Miles To Coventry City Centre
- Boarded Loft Space
- Refitted Kitchen
- Rear Access To Garage
- 0.4 Miles To Jubilee Crescent

GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band B

## 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
(81-91)	B	66
(69-80)	C	
(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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