



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

Offers Over

£180,000

Located in

Coventry





# Torcross Avenue

Coventry | CV2 3NW



James Whalley is delighted to present this extended two-bedroom terraced home, perfectly suited for first-time buyers or investors, ideally situated in the heart of Wyken.

Upon entering, you're welcomed by a bright entrance hallway leading into a spacious open-plan lounge and dining area — ideal for relaxing or entertaining. To the rear, the property benefits from a modern kitchen extension with direct access to the rear garden, providing a seamless indoor-outdoor flow.

Upstairs, you'll find two generously sized double bedrooms and a well-appointed family bathroom.

Externally, the property features a good-sized rear garden and a storage garage, with convenient rear access via a shared entryway.

Located just 1.8 miles from University Hospital Coventry & Warwickshire and 3.8 miles from Coventry City Centre, the home offers excellent transport links, nearby bus routes, and well-regarded local schools. On-street parking is available.

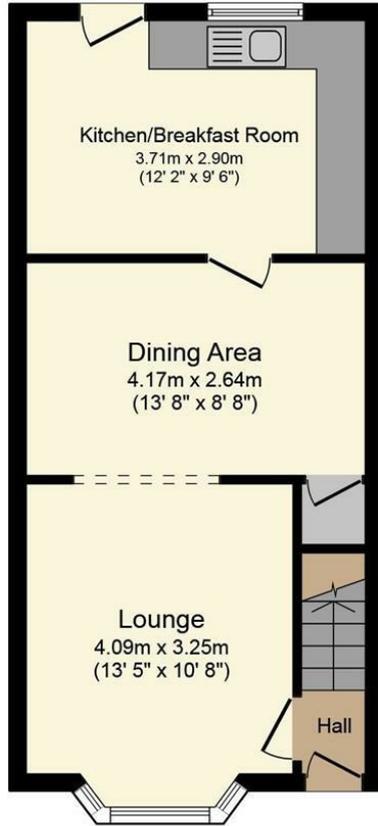
An excellent opportunity not to be missed — call today to arrange your viewing!

# Torcross Avenue

£180,000 Freehold

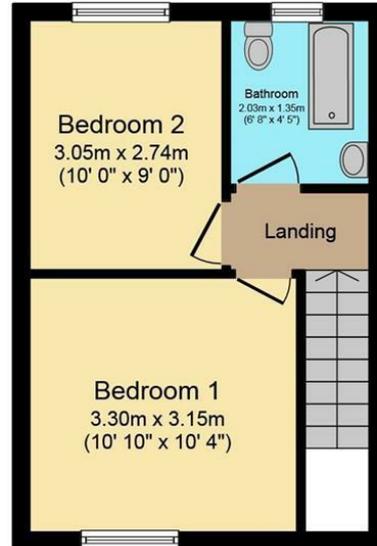


- Two Double Bedrooms
- Lounge / Diner
- 3.8 Miles To Coventry City Centre
- Modern Bathroom
- Garage With Rear Access
- Extended Kitchen
- 1.8 Miles From UHCW ( Hospital )
- Ideal First Time Buy Or Investment
- Great Size Garden



### Ground Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx



### First Floor

Floor area 26.0 sq. m. (280 sq. ft.) approx

Total floor area 66.0 sq. m. (710 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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