



HR ESTATE AGENTS

3 Bedrooms

House - Terraced

£240,000

Located in

Coventry





# Torbay Road

Coventry | CV5 9JW



James Whalley is proud to present this well-proportioned three bedroom terraced home, offered to the market with no upward chain.

The property briefly comprises an inviting entrance hallway, a front lounge and a separate dining room, ideal for family living or entertaining. Further benefits include a downstairs WC and an extended kitchen, providing additional space and functionality.

To the first floor are three good-sized bedrooms along with a great sized family bathroom.

Externally, the property offers a driveway to the front. To the rear is a low-maintenance garden with the added advantage of a double garage.

The location is ideal for families, with St John's Primary School just 0.2 miles away, along with Allesley Hall Primary School and Whoberley Hall Primary School all within close proximity. The property also benefits from easy access to a range of local amenities.

Early viewing is highly recommended — contact us today to arrange your appointment.



# Torbay Road

£240,000 Freehold



- No Chain
- Double Garage
- Driveway
- Desirable Location
- Extended Kitchen
- Three Bedrooms
- Two Reception Rooms



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 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 B

## Local Authority

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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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