



HR ESTATE AGENTS

6 Bedrooms

House - Detached

Offers Over

£800,000

Located in

Coventry





Knoll Drive

Coventry | | CV3 5BU



Wow - Check Out The Video Tour Emma Sheridan is super excited to bring to the market this fantastic and incredibly rare opportunity in one of Coventry's most popular residential locations. Offering around 3,096 sq ft of accommodation, this is a home that really has it all. With a spacious main house, a separate self-contained annex, a swimming pool and a great garden to enjoy, it's the perfect place for growing families, multi-generational living or anyone looking for a home with plenty of flexibility.

Knoll Drive

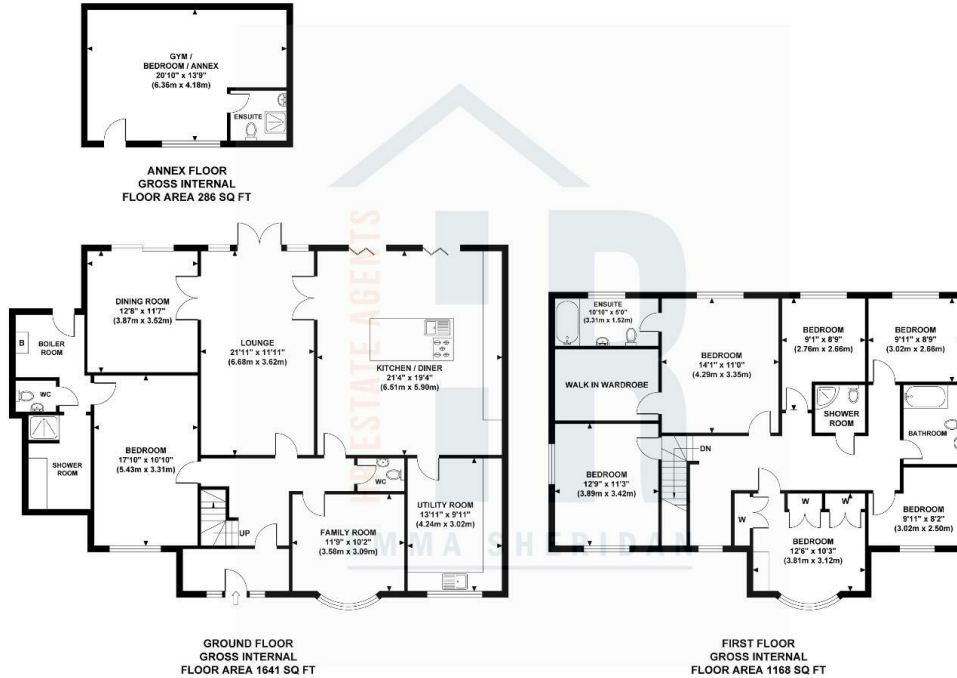
£800,000 Freehold



- Approx. 3,096 Sq Ft Of Beautifully Versatile Accommodation
- Separate Self-Contained Annex With Independent Access
- Multiple Reception Rooms Offering Exceptional Flexibility For Family Living
- Extensive Rear Garden With Generous Patio And Lawn Areas.
- Perfect For Multi-Generational Living, Home Working Or Guest Accommodation.
- Rare Stivichall Opportunity In One Of Coventry's Most Desirable Locations.
- Six Bedrooms Including A Master Suite With Ensuite And Walk-In Wardrobe
- Outdoor Swimming Pool For The Ultimate Lifestyle Experience
- Private Driveway Parking And Attractive Mature Frontage.
- Stunning Open-Plan Kitchen, Dining And Living Spaces Overlooking The Garden

KNOLL DRIVE

Approximate Gross Internal Area 3096 sq ft / 287.6 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band G

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 | 70 | 74 |
| (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

HR ESTATE AGENTS