



HR ESTATE AGENTS

3 Bedrooms

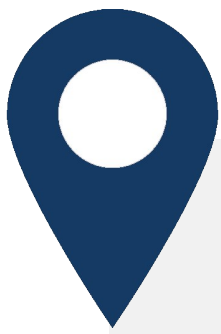
House - Semi-Detached

£230,000

Located in

Coventry





The Greenfield

Coventry | CV3 1EF



A MUCH-LOVED HOME, ON THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS!

Emma Sheridan is delighted to offer for sale this beautifully cared-for home, coming to the market for the very first time in over four decades. Lovingly maintained over the years, the property offers generous living space, three excellent-sized double bedrooms, off-road parking and a fantastic rear garden, making it an ideal choice for first-time buyers, families and those looking for a home with plenty of potential.

The Greenfield

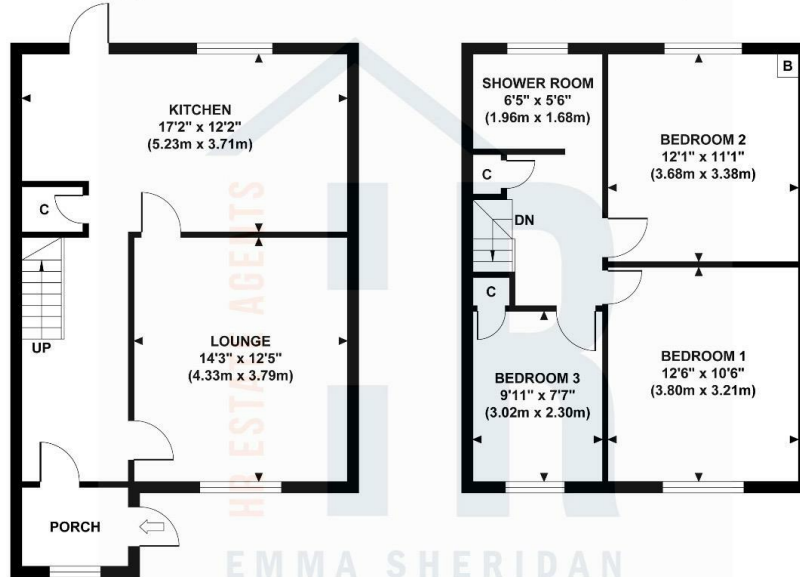
£230,000 Freehold



- First time on the market in over 40 years – a much-loved and well-maintained family home.
- Three generous double bedrooms – plenty of space for family living.
- Off-road parking – convenient parking to the front.
- Additional benefits – double glazing, gas combi boiler, security alarm and entrance porch.
- Spacious lounge – featuring a fireplace and stylish shutter blinds.
- Fantastic rear garden – offering a variety of areas to relax and entertain, plus a storage shed.
- Boarded loft space – with pull-down ladder and roof window.
- EPC Rating D & Council Tax band A

GREENFIELD

Approximate Gross Internal Area 974 sq ft / 90.5 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 503 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 471 SQ FT

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 A

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		77
(55-68) D	62	
(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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