



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£260,000

Located in

Coventry





# Curtis Road

Coventry | CV2 3AG



Emma Sheridan is delighted to be given the opportunity to bring this wonderful property to the market for the first time in 37 years. Lovingly maintained and beautifully presented throughout, this charming family home reflects years of care, attention to detail, and thoughtful improvements, creating a warm and welcoming environment in the highly sought-after Wyken area of the city.

# Curtis Road

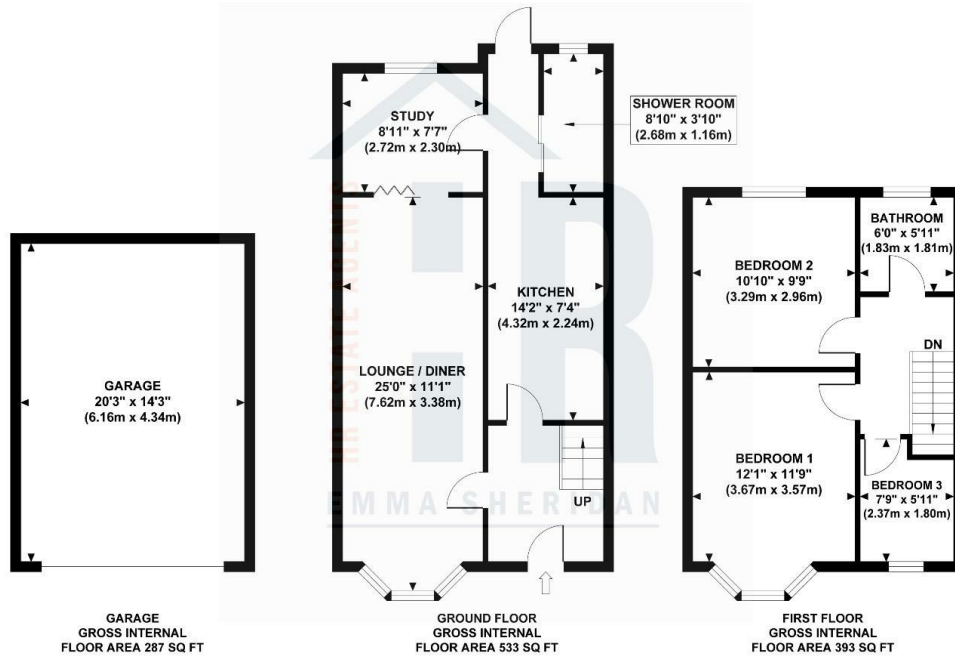
£260,000 Freehold



- First Time On The Market In 37 Years, Beautifully Presented Family Home In Wyken.
- Modern Fitted Kitchen And Convenient Ground Floor Shower Room.
- Stylish Family Bathroom Featuring A Freestanding Roll-Top Bath.
- Bright And Spacious Open-Plan Lounge Diner With Separate Study/Home Office.
- Three Bedrooms Including Two Doubles And One Single.
- Private Landscaped Rear Garden And Double Garage With Rear Vehicular Access.

## CURTIS ROAD

Approximate Gross Internal Area 1213 sq ft / 112.69 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 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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 77                      |
| (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