



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£240,000

Located in

Coventry





Armscott Road

Coventry | CV2 3AP



Emma Sheridan is super happy to bring to market this fabulous three-bedroom home in the ever-popular Wyken area, and what a little gem it is! Since buying the property as their very first home together in 2020, the current owners have poured plenty of love, care and style into every corner, creating a home that's fresh, modern and ready for its lucky new owners. With exciting plans for their next chapter, it's now time for someone else to enjoy everything this fantastic property has to offer.

Armscott Road

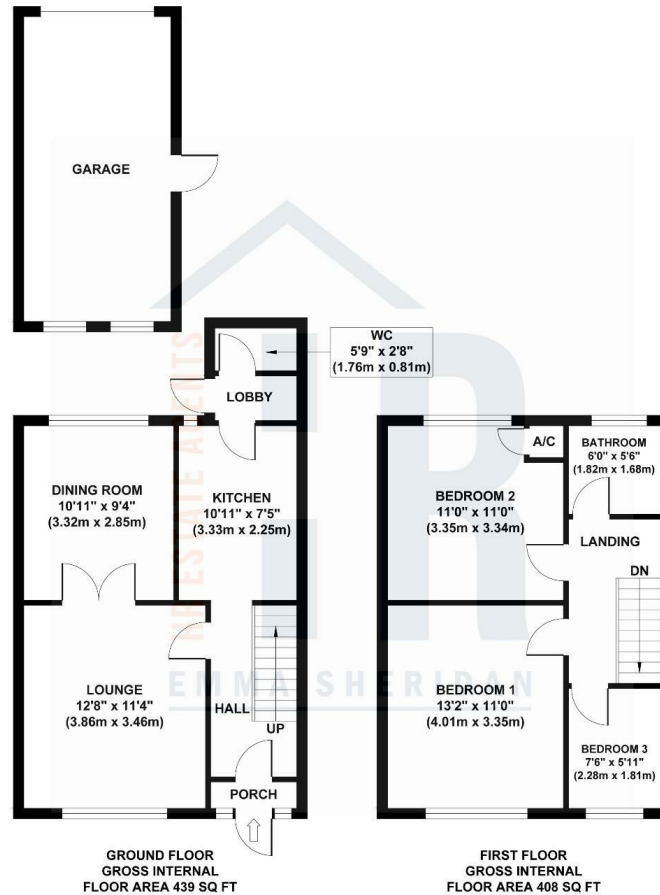
£240,000 Freehold



- Beautifully Presented Three Bedroom Family Home
- Spacious Lounge Opening Into Dining Area
- Stunning Newly Renovated Family Bathroom
- Fantastic Wyken Location Close To UHCW, Schools, Shops & Excellent Road Links
- Modern Throughout & Ready To Move Straight Into
- Light & Airy Kitchen With Separate Utility & Downstairs WC
- Private Rear Garden With Decking, Garage & Rear Vehicle Access
- Council Tax Band B & EPC Rating C

ARMSCOTT ROAD

Approximate Gross Internal Area 847 sq ft / 78.60 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		87
(69-80) C	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