



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

Offers Around

£195,000

Located in

Coventry





Torcross Avenue

Coventry | CV2 3NW



Emma Sheridan is delighted to bring to market this stylish and beautifully extended two-bedroom home, perfectly positioned in the heart of Wyken. Well maintained throughout and offering a great mix of modern touches and cosy living space, this is a fantastic opportunity for first-time buyers, investors, or anyone looking to downsize in comfort.

Step inside and you'll find a spacious lounge diner — the perfect spot for relaxing evenings, hosting friends, or enjoying family time. Flowing through from here is the extended kitchen, with a modern feel, offering plenty of storage and worktop space, and with lovely views over the rear garden.

Upstairs, the property continues to impress with two generous double bedrooms, and a newly fitted family bathroom, finished to a great standard.

Outside, you'll discover a private rear garden ideal for summer evenings, along with a detached garage and handy rear access. To the front, the property also benefits from off-road parking.

Torcross Avenue, CV2, a popular residential spot in the heart of Wyken. Perfectly positioned for everyday convenience, the property is within easy reach of local shops, schools and amenities, with great access to the A444, M6 motorway links, University Hospital Coventry and the city centre—making it ideal for commuters and families alike.

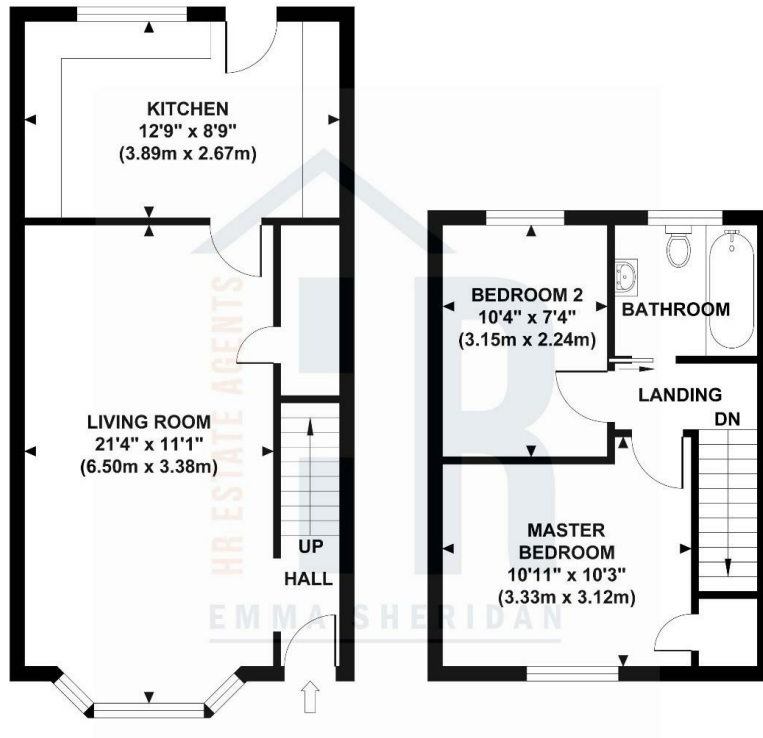
A superb home in a popular location — packed with space, style, and practicality. EPC rating C.

Torcross Avenue

£195,000 Freehold



Approximate Gross Internal Area 691 sq ft / 64.20 sq m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 414 SQ FT**

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 277 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 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 | | 90 |
| (69-80) C | 71 | |
| (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

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