



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£240,000

Located in

Coventry





# Wyver Crescent

Coventry | CV2 5LU



Emma Sheridan is delighted to offer this traditional three-bedroom home, perfectly situated in the heart of Wyken. This much-loved family home has been cared for over many years and is now available with no onward chain, making it a fantastic opportunity for anyone looking to move straight in.

Step inside to an inviting entrance hallway with original flooring, leading through to a bright and spacious lounge. The lounge opens through patio doors onto a sunny south-facing garden, perfect for relaxing, entertaining, or simply enjoying some outdoor space. The kitchen is practical and well-laid-out, and there's also a convenient downstairs WC.

Upstairs, you'll find three bedrooms—two generous doubles and a single, ideal for a nursery, home office, or guest room—alongside a family bathroom. Outside, there's off-road parking to the front and a garage at the bottom of the garden with rear access, providing both convenience and extra space.

With gas central heating, double-glazed windows, and an EPC rating of D, this home combines traditional charm with practical comfort.

Located in the heart of Wyken, everything you need is close by, from local amenities and schools to transport links, making this a perfect home for families or first-time buyers alike. Don't miss the chance to make this warm and welcoming property your own.

# Wyver Crescent

£240,000 Freehold

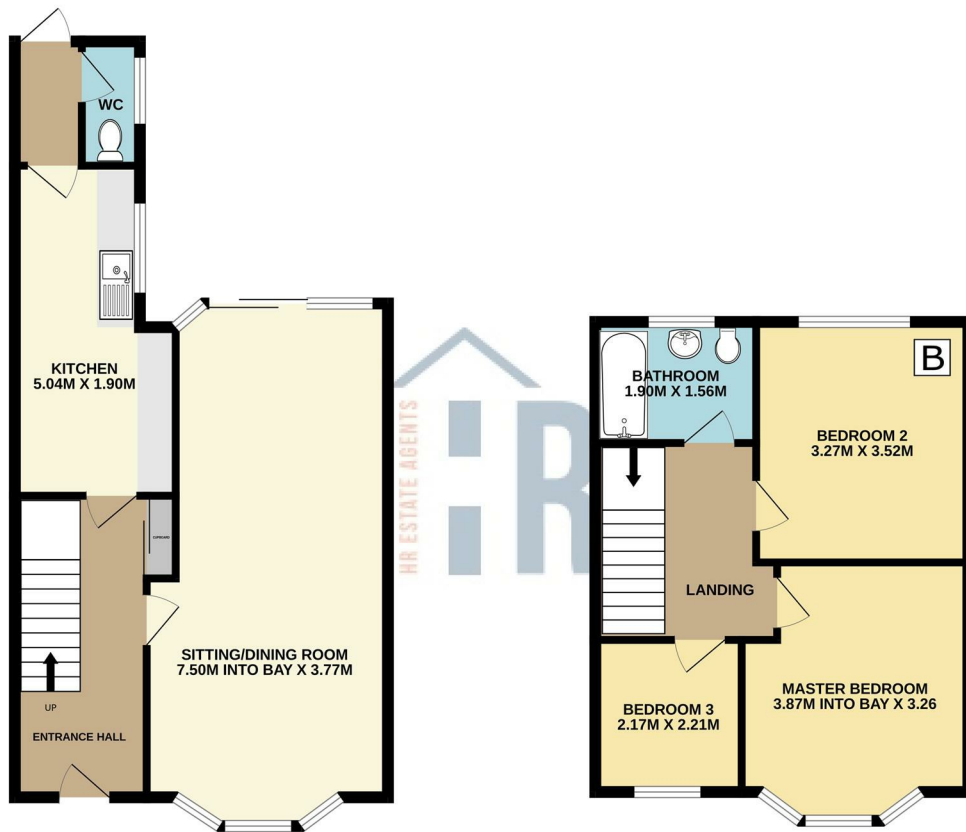


- Traditional Three Bedrooms
- South Facing Garden
- Council Tax Band B & EPC Rating D
- Downstairs WC
- Off Road Parking & Garage
- Great Location in Heart of Wyken



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	78
	EU Directive 2002/91/EC	

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