



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Offers Over

£365,000

Located in

Coventry





# Larchfields

Coventry | CV8 3JL



A Detached Three-Bedroom Home with Great Potential | Quiet Cul-de-Sac Position in Wolston | No Onward Chain. Emma Sheridan is delighted to offer this extended three-bedroom detached home, tucked away at the top of a cul-de-sac in the popular village of Wolston. Sitting proudly and approached by a driveway with greenery, the property enjoys a lovely sense of privacy and space, making it an ideal family home with plenty of potential to make it your own.

# Larchfields

£365,000 Freehold



- Extended Three Bedrooms
- Great Potential
- Cul De Sac Location

- No Onwards Chain
- Two Reception Rooms
- Ground Floor Bathroom & Integrated Garage

# LARCHFIELDS

Approximate Gross Internal Area 1266 sq ft / 117.60 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 mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Council Tax Band E

## 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		79
(81-91) B		55
(69-80) C		
(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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