



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Offers Over

£250,000

Located in

Coventry





Armscott Road

Coventry | CV2 3AF



Welcome to a home that truly has it all. Emma Sheridan is thrilled to bring to market this delightful three-bedroom end-terraced property, loved and cherished by the same owners for over twenty years. With style, comfort, and thoughtful details throughout, this is a home that's ready to move into and enjoy from day one.

The private front garden sets the scene before you even step inside. Through the front door, you're greeted by a bright entrance hallway that leads into the heart of the home – a fabulous open-plan lounge and dining space, perfect for cosy evenings in or entertaining friends. The separate kitchen, fitted with sleek integrated appliances, makes cooking a pleasure and connects effortlessly with the conservatory, creating a light-filled spot to relax, dine, or simply soak up the garden views. A practical utility space and downstairs WC complete the ground floor, making life just that little bit easier.

Upstairs, there are three inviting bedrooms, two with fitted storage to keep everything neat and tidy, plus a stylish family bathroom. Each room has been designed with comfort in mind, offering the perfect balance of space and personality. A handy pull-down ladder provides access to the roof space, which is part-boarded – ideal for extra storage or even future potential.

And then there's the garden... a true showstopper! South-facing and beautifully kept, it feels open and inviting – a dream setting for summer barbecues, family gatherings, or simply enjoying the sunshine. With the added bonus of a garage and private off-road parking accessed from the rear, this home really does tick every box.

Loved, cared for, and finished to a high standard, this property is bursting with charm and ready for its next chapter.

Armscott Road

£250,000 Freehold



- Beautifully Presented
- Open Plan Lounge / Diner
- Bright Conservatory, Downstairs
- Stunning South Facing Garden
- WC & Utility Area
- Rear Garden Access with Garage and Off Road Parking

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 |
|--|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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CV3 4FJ


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