



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

£195,000

Located in

Coventry





# Woods Piece

Coventry | CV7 8NP



Emma Sheridan is pleased to present this well maintained mid-terrace house, located in a tranquil cul-de-sac setting. This delightful property is an ideal choice for first-time buyers, investors, or those seeking to downsize, offering a perfect blend of comfort and convenience.

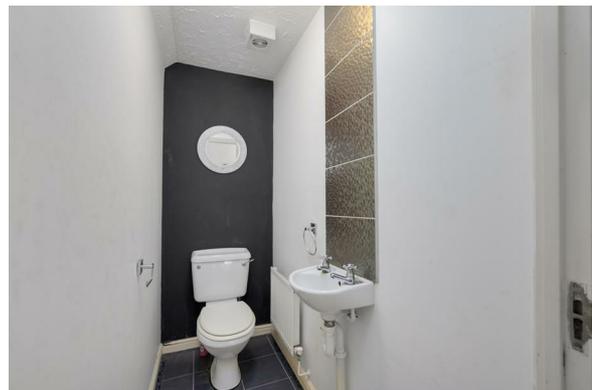
As you enter, you are greeted by a welcoming hallway that leads to a convenient downstairs WC, making it perfect for entertaining guests. The modern kitchen, situated at the front of the house, is both practical and stylish, providing ample storage and space. At the rear, the lounge is a bright and airy space, enhanced by natural light and featuring patio doors that open directly into your own private garden.

The south-facing garden is a highlight, offering an inviting outdoor space for morning coffees, weekend barbecues, or simply unwinding after a long day. Upstairs, you will find two generously sized double bedrooms, each designed with comfort in mind, along with the family bathroom.

With excellent transport links to Bedworth, Nuneaton, Birmingham, and beyond, you can enjoy the peace of residential living while having all necessary amenities just a short drive away. This charming home is ready for you to move in and start enjoying life in a setting that truly feels like home.

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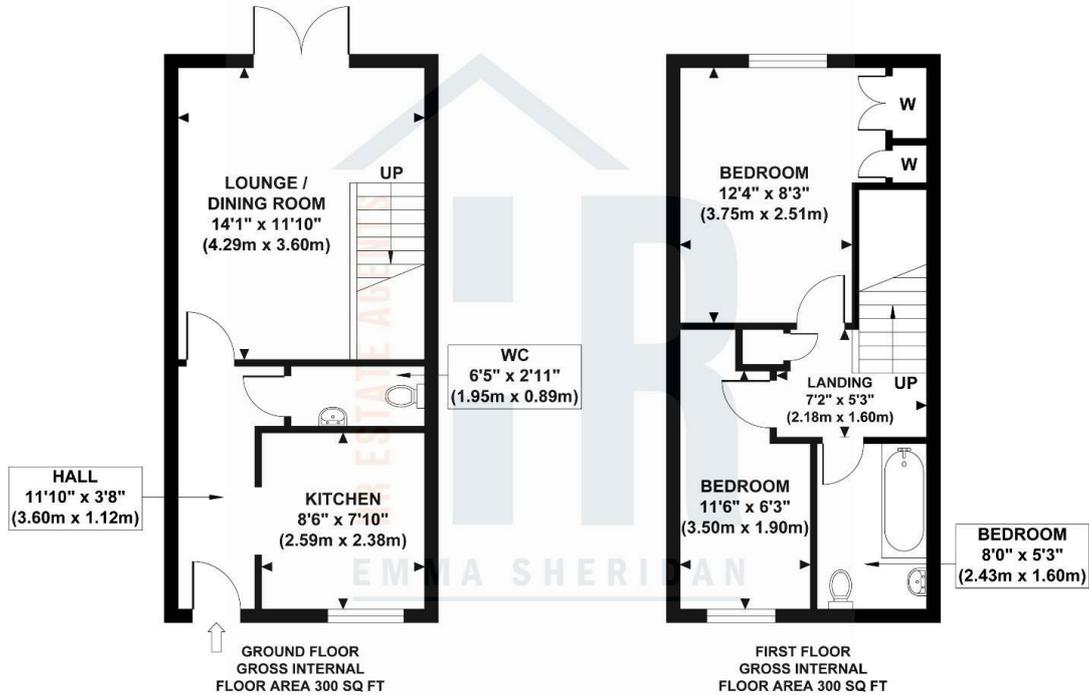
£195,000 Freehold



- Two Bedrooms
- Easy Access to Transport Links
- Downstairs Cloakroom
- Cul De Sac Location
- South-Facing Garden

## WOODS PIECE

Approximate Gross Internal Area 600 sq ft / 55.8 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) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>72</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>	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

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