



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

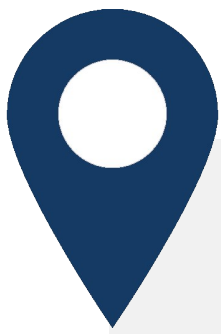
Price Guide

£270,000

Located in

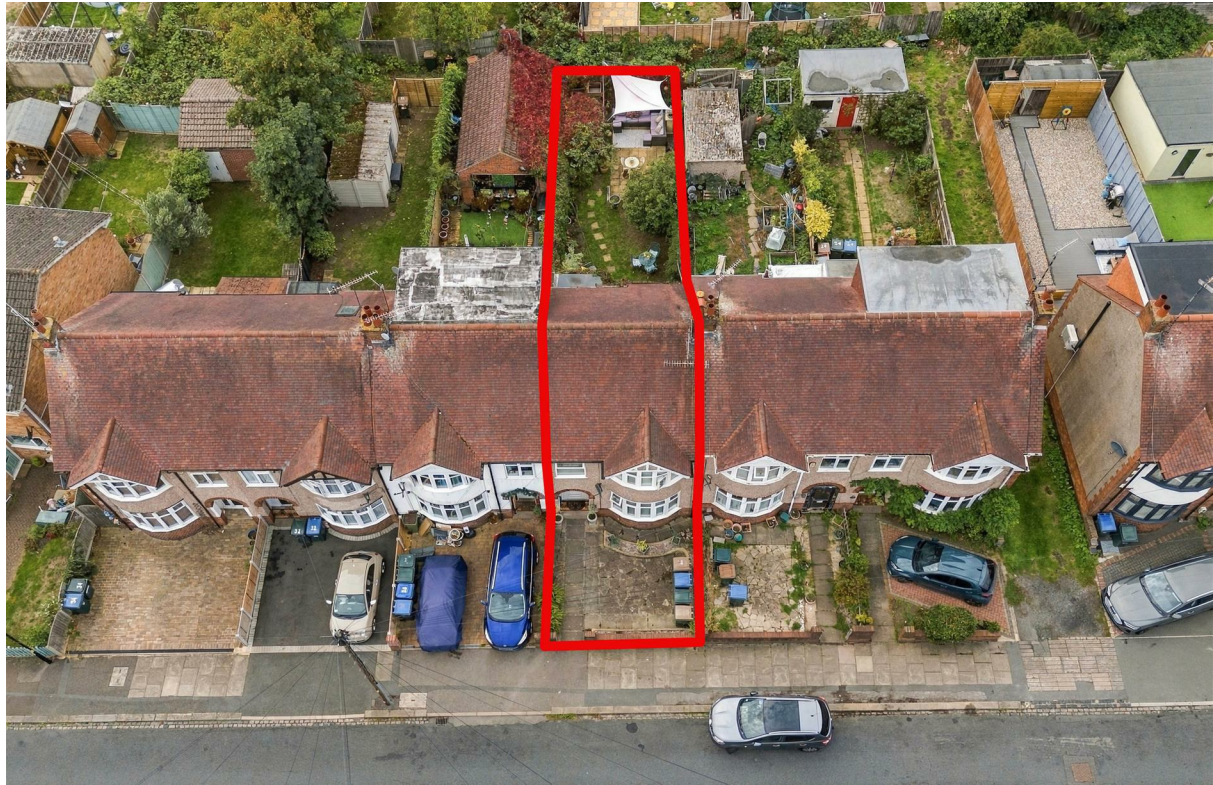
Coventry





Seneschal Road

Coventry | CV3 5LH



Zacharias Ermogenous is proud to present this fantastic three-bedroom mid-terrace family home, situated in the highly sought-after area of Cheylesmore. Offering generous living space, a private rear garden and a brilliant location, this is a great opportunity for first-time buyers, families.

As you step inside, you are welcomed by an entrance hallway which leads through into the spacious living/dining room. This is a great-sized room with plenty of space for both relaxing and entertaining, with a feature fireplace adding character to the heart of the home.

To the rear is the fitted kitchen, offering plenty of storage and worktop space along with integrated appliances. From here, the property flows into a bright conservatory/sunroom overlooking the rear garden, creating another useful living space which could be used in a number of different ways. There is also the added benefit of a utility area and downstairs WC.

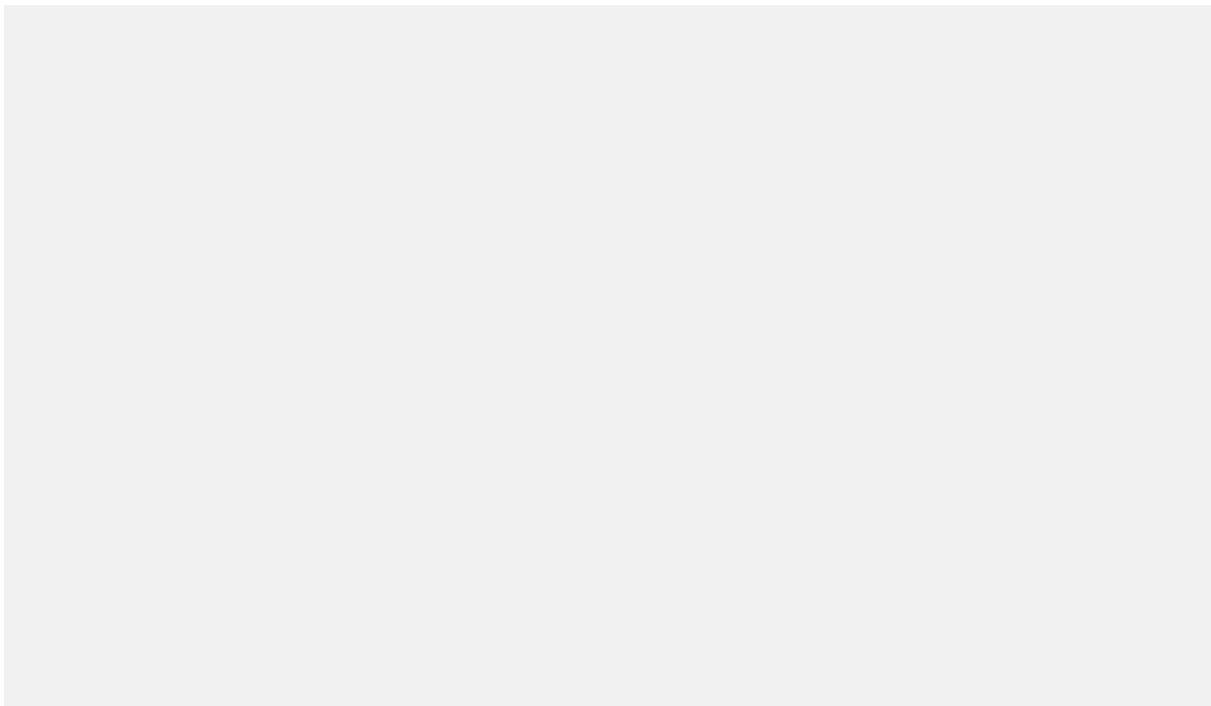
Heading upstairs, you will find three well-proportioned bedrooms alongside the family bathroom, giving the home plenty of space for a growing family.

Outside, the rear garden is a real highlight of the property. Well established and enjoying a sunny aspect, there is a secluded patio area perfect for sitting outside, entertaining friends and family or simply enjoying the warmer months. The property also benefits from rear vehicular access, adding further practicality.

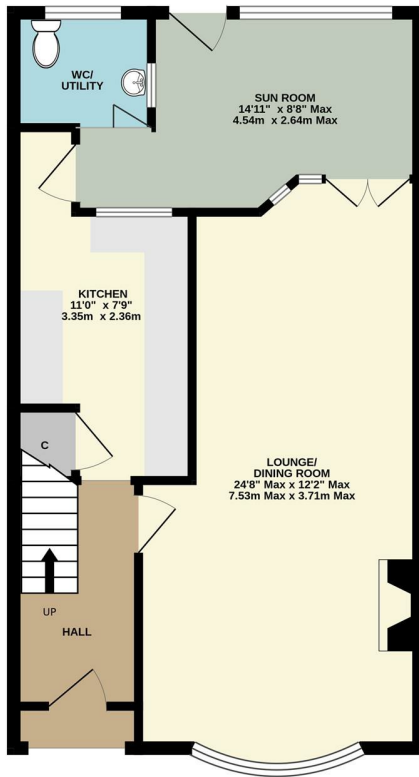
And then there's the location... Cheylesmore continues to be a popular choice thanks to its fantastic position and excellent local amenities. There are plenty of

Seneschal Road

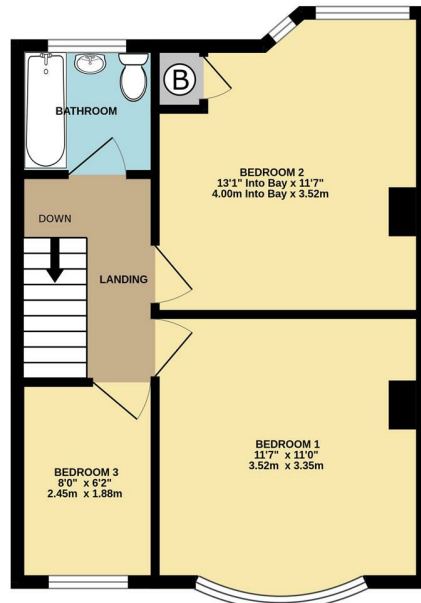
£270,000 Freehold



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

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 C

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		
(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	

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Coventry
CV3 4FJ

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