



HR ESTATE AGENTS

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House

£475,000

Located in

Coventry





# Hepworth Road

Coventry | CV3 2XE



Zacharias Ermogenous is proud to present this lovely family home situated on the ever-popular Morrisons Estate, this beautifully maintained four-bedroom detached family home on Hepworth Road offers generous living accommodation, excellent presentation throughout and a superb layout ideal for modern family life.

The property immediately impresses with its attractive frontage, driveway parking and integral garage. Internally, the home has been exceptionally well cared for and is presented in excellent condition, allowing any new owner to move straight in.

The ground floor comprises a welcoming entrance hall, a spacious lounge to the front with feature fireplace and bay window, and a separate dining room overlooking the rear garden – perfect for both everyday living and entertaining. The fitted kitchen is bright and well laid out, offering ample cupboard and worktop space, with access through to a useful utility room and ground floor WC. The integral garage provides further storage or potential for conversion (subject to the necessary consents).

To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room. The remaining bedrooms are served by a family bathroom and offer flexibility for growing families, guests or home office space.

Externally, the rear garden is private and neatly maintained, featuring a patio area ideal for outdoor dining, a lawn section and mature borders. The property is fully enclosed, making it suitable for families and pets alike.

Located within the highly regarded Morrisons Estate, the home is conveniently positioned for local schools, shops, amenities and transport links.

# Hepworth Road

£475,000



- Four bedroom detached home
- Separate lounge and dining room
- Downstairs WC
- Well Maintained Garden
- Sought-after Morrisons Estate location
- En-suite to principal bedroom
- Fitted kitchen with utility room
- Garage and Driveway
- Excellent Condition Throughout

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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 D 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

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