



HR ESTATE AGENTS

6 Bedrooms

House

Offers Over

£425,000

Located in

Coventry





St. Margarets Avenue

Coventry | CV8 3LJ



Zacharias Ermogenous is proud to present this beautiful home situated in the highly sought-after village of Wolston, this impressive and deceptively spacious six-bedroom terraced property offers approximately 1,893 sq. ft. of versatile accommodation arranged over three floors — ideal for growing families or multi-generational living.

The ground floor comprises a welcoming entrance hall, generous lounge, separate dining room, and a well-proportioned kitchen/breakfast room forming the heart of the home. In addition, there is a dedicated study — perfect for those working from home — and a convenient downstairs WC.

To the first floor are four well-sized bedrooms, including one with en-suite facilities, alongside a modern family bathroom. The second floor provides two further spacious bedrooms, one benefitting from its own en-suite, creating an ideal principal or guest suite.

Externally, the property benefits from a private rear garden, ideal for relaxing or entertaining, along with two allocated parking spaces providing convenient off-road parking.

Located in the desirable village of Wolston, the property enjoys a strong community feel, reputable local schooling, village amenities and excellent transport links to Coventry, Rugby and surrounding areas.

A fantastic opportunity to acquire a substantial and flexible family home in a prime village location.

St. Margarets Avenue

£425,000 Freehold

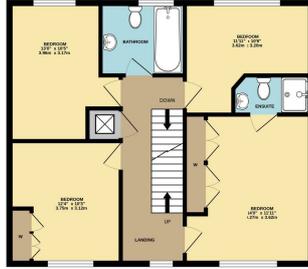


- Deceptively Large
- Village Location
- Allocated Parking x2
- 6 Bedrooms
- Family Home
- Master En-Suite
- Sought After Location

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



2ND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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 F 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		78	86
(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
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CV3 4FJ

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