



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£300,000

Located in

Coventry





# Earls Wood Drive

Coventry | | CV7 8RQ



This beautifully presented three-bedroom semi-detached home, built in late 2023, offers spacious living accommodation ideal for families and first time buyers alike. Situated in the sought-after area of Keresley, the home is conveniently located close to local shops, excellent road links, and surrounding countryside.

The property is in an immaculate condition throughout and has been further improved by the current owner since it was built. The home has just over 7 years remaining on the NHBC warranty.

The house is comprises; an entrance hallway, lounge, modern kitchen/diner, and utility W/C on the ground floor. To the first floor are two double bedrooms and a family bathroom. The second floor features an impressive master bedroom with high ceilings and en-suite shower room. Externally, the property benefits from front and rear gardens, a driveway, and a garage with power.

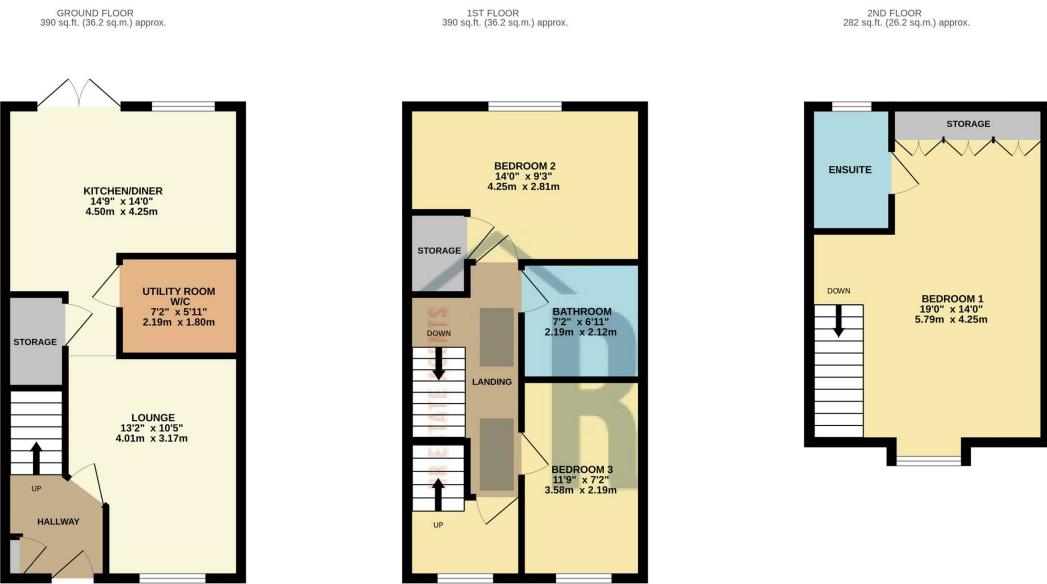
An early viewing is highly recommended to avoid disappointment.

# Earls Wood Drive

£300,000 Freehold



- Three Bed Semi-Detached House
- Large Master Bedroom with En-Suite
- Driveway and Garage
- Immaculate Condition
- Three Double Bedrooms
- Built 2023
- Utility Room and W/C



TOTAL FLOOR AREA: 1062 Sq Ft (98.6 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		95
(81-91) B	85	
(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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