



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Offers Over

£700,000

Located in

Coventry





Cotswold Drive

Coventry | CV3 6EY



HR Estate Agents are proud to welcome for sale this impressive five-bedroom extended detached family home, situated in the highly sought-after area of Finham in a very quiet cul de sac. Set on a generous plot with a beautifully maintained rear garden and swimming pool, this substantial property offers versatile accommodation ideal for family living.

The ground floor comprises an entrance porch and hallway with downstairs W/C, fitted kitchen opening into a spacious family and dining area, large utility room, generous lounge with feature fireplace, further dining room and bedroom five, which could also be used as a home office or additional reception room. The property also benefits from an integral garage and a large car port.

On the first floor are four well-proportioned bedrooms. The impressive principal bedroom features its own en-suite with a large jacuzzi style bath and leads through to a substantial dressing room. The remaining bedrooms offer excellent space, with fitted wardrobes and storage to multiple rooms. A family bathroom completes the first-floor accommodation.

Outside, the property sits on a large plot with a beautifully maintained rear garden, providing an excellent setting for relaxing, entertaining and family life. A real feature of the home is the heated and well-maintained swimming pool.

To the front is ample off-road parking for 4 cars together with access to the garage.

Cotswold Drive

£700,000 Freehold

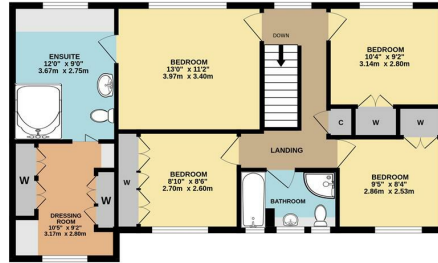


- Five Bedroom Extended Detached Family Home
- Well-Maintained Swimming Pool
- Five Bedrooms – Four Upstairs & One Ground Floor
- Spacious & Versatile Living Accommodation with Multiple Reception Areas
- No Chain
- Guide Price £700,000
- Generous Plot with Beautifully Maintained Rear Garden
- Impressive Principal Suite with En-Suite, Jacuzzi Bath & Dressing Room
- Highly Sought-After Finham Location & Finham School Catchment

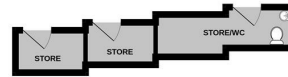
GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



POOL/ GARDEN STORAGE
92 sq.ft. (8.5 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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

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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