



HR ESTATE AGENTS

3 Bedrooms

House - Terraced

£260,000

Located in

Coventry





Vicarage Lane

Coventry | CV7 9AD



HR Estate Agents are delighted to offer for sale this beautifully presented mid-terrace home, ideally situated in the heart of Ash Green on the popular Vicarage Lane. Sold with no onward chain, this extended family home is perfect for first-time buyers looking for a property ready to move into.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge featuring a charming fireplace and bay window, and an open-plan kitchen/diner—ideal for modern family living and entertaining. There is also the added convenience of a downstairs WC.

Upstairs, the property offers three generously sized bedrooms and a well-appointed family bathroom.

Externally, the home benefits from well-maintained front and rear gardens, providing excellent spaces for relaxing and entertaining. To the rear, there is access offering potential for off-road parking.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

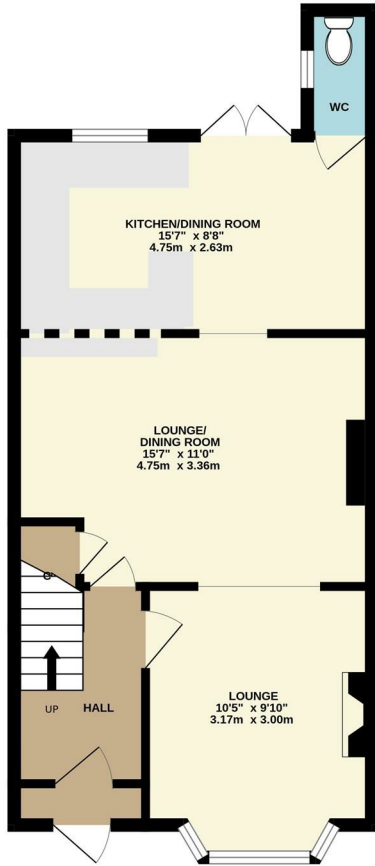
Vicarage Lane

£260,000 Freehold

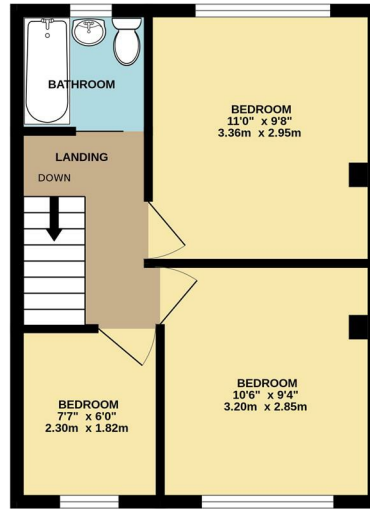


- Beautifully presented mid-terrace home in the heart of Ash Green
- Sold with no onward chain
- Spacious lounge with feature fireplace and bay window
- Three generously sized bedrooms and family bathroom
- Located on the popular Vicarage Lane
- Extended layout ideal for modern family living
- Open-plan kitchen/diner perfect for entertaining
- Well-maintained front and rear gardens with rear access for potential parking

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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

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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