



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£215,000

Located in

Hall Green





Dersingham Drive

Hall Green | | CV6 7BQ



Emma Sheridan is delighted to offer for sale this three / four bedroom end-terraced home. Located in the Hall Green area of Coventry (CV6) – a property that's packed with charm and space to create your own home.

From the moment you arrive, the off-road parking adds instant convenience. Step inside the entrance hallway and you're welcomed into a bright, open-plan lounge that feels spacious and inviting. A feature fireplace adds a cosy touch, while the patio doors lead you straight out to the rear garden – south-facing and sun-soaked, filling the room with natural light - perfect indoor-outdoor flow. The rear garden comes with side access, making it super practical too.

The good-size kitchen sits to the rear of the property and offers plenty of storage and workspace, making it ideal for busy family life. There's loads of room to move around, cook, and keep everything organised. There's also a separate downstairs room that's bursting with possibilities – use it as a home office, playroom, or even a fourth bedroom if you need the extra space.

Upstairs, you'll find three generously sized bedrooms, all filled with natural light. The rear bedroom benefits from fitted storage, making the most of the space and keeping things neat and tidy. You'll also find loft access via pull-down ladders, with the loft being part-boarded – perfect for extra storage or even potential future conversion, subject to the usual permissions. The bathroom has been tastefully refitted with a modern finish, ready to enjoy from day one.

The home also benefits from double-glazed windows throughout and an upgraded combi boiler, so you'll be cosy all year round.

Dersingham Drive

£215,000 Freehold



- Three / Four Bedrooms
- Off Road Parking
- Extended Kitchen Area
- EPC Rating D & Council Tax Band B
- Open & Spacious Lounge with Patio Doors into Rear Garden
- Gas Central Heating & Double Glazed
- Refurbished Bathroom

DERSINGHAM DRIVE

Approximate Gross Internal Area 978 sq ft / 90.90 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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	68	74
(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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