



HR ESTATE AGENTS

3 Bedrooms

House - Detached

£425,000

Located in

Coventry





6 Billesden Close

Coventry | CV3 2GA



James Whalley & Catherine Thompson is proud to present this beautifully presented, modern three-bedroom detached family home, located in a quiet cul-de-sac on Billesden Close in the popular area of Binley.

Backing directly onto a golf course, this stunning home offers contemporary living with flexible spaces throughout — perfect for families, professionals, or those working from home.

Ground Floor

You're welcomed by a bright and spacious entrance hall that leads to the heart of the home: a stylish open-plan kitchen/dining area. The kitchen is fully fitted with high-quality appliances including a double oven and microwave, fridge-freezer, integrated dishwasher, and a filtered water/hot tap. The space opens up through bi-folding doors to the garden, creating a seamless indoor-outdoor feel ideal for entertaining.

Flowing effortlessly from the dining area is a light-filled lounge, while to the side of the property, there's a versatile room currently used as a salon business. This could easily be repurposed into a home office, utility room, or even a downstairs bathroom — the possibilities are endless.

6 Billesden Close

£425,000 Freehold



- Detached House
- Open Plan
- Home Gym
- Hive Heating
- Fitted Window Shutters
- Modern Throughout
- Backs On To The Golf Course
- Off Road Parking
- Bi-Fold Doors
- Fitted Kitchen Appliances



Ground Floor



First Floor

Total floor area 163.4 m² (1,759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Council Tax Band D

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		80
(55-68) D	65	
(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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