



HR ESTATE AGENTS

3 Bedrooms

House - Townhouse

Guide Price

£300,000

Located in

Coventry





# Carroll Crescent

Coventry | CV2 3PX



This immaculately refurbished property offers a seamless blend of modern sophistication and homely charm, finished to an exceptional standard by the current owners. Every detail has been thoughtfully considered, ensuring a lifestyle of comfort, quality, and style.

Step inside to discover a brand new kitchen, featuring Shaker-style cabinetry, upgraded oak worktops, a classic Belfast sink, and fully integrated appliances. This stylish space has been designed with both functionality and beauty in mind. A glass door floods the hallway with natural light, where the exquisite herringbone flooring flows effortlessly into the spacious lounge, enhanced by elegant panelling, and the upgraded conservatory. With a newly installed roof and fresh lighting, the conservatory now provides a light-filled dining space, perfect for year-round enjoyment.

On the first floor, you'll find two beautifully decorated bedrooms and a luxurious, newly fitted bathroom. Every detail has been upgraded, from the tiling and flooring to the new fixtures and fittings. Ascend to the second floor, where a versatile chill-out area leads to the stunning master bedroom, featuring a fully upgraded en-suite. Everything is brand new, including the shower, toilet, sink, vanity unit, flooring, tiling, and radiators, creating a spa-like retreat.

Externally, the property boasts a fully landscaped garden, complete with new artificial grass for low-maintenance living, a new shed for ample storage, and even water access to the garden for added convenience. The front of the property features a well-maintained, fenced garden and a private driveway with space for two cars, complete with an electric vehicle charging point.

Additional features include a stunning media wall with an integrated electric fireplace, perfect for those cosy nights in. This home exudes quality, warmth, and

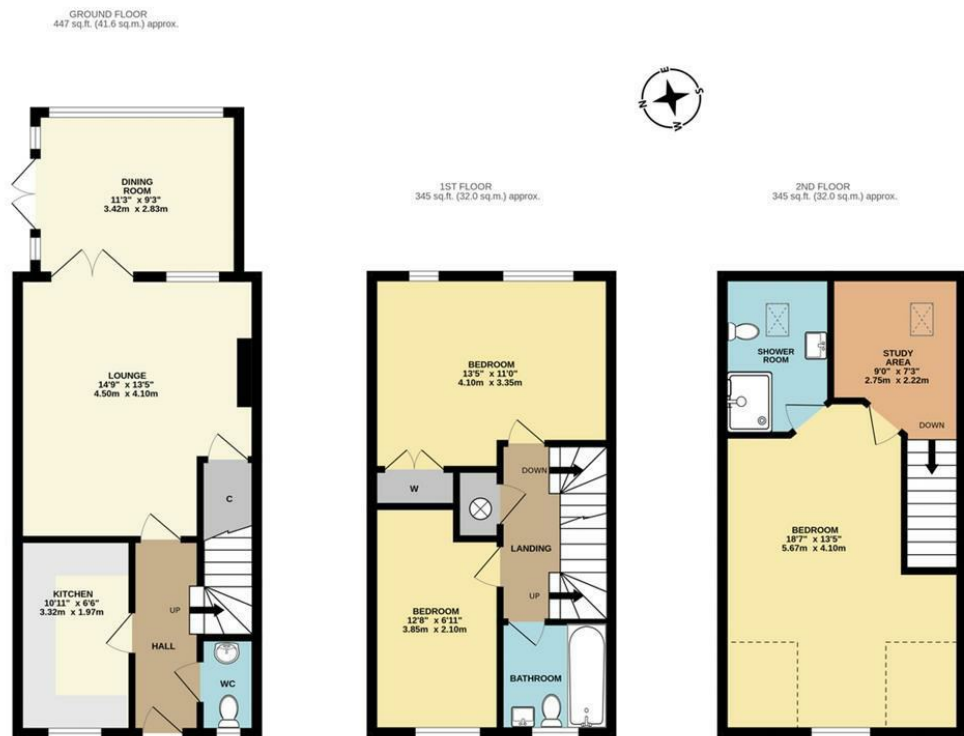
# Carroll Crescent

£300,000 Freehold



- Stunning Townhouse
- Refitted kitchen with appliances
- Refitted bathroom and ensuite
- Rewired
- Master suite with chill area/dressing area
- Conservatory dining area
- Low maintenance garden
- car charging point
- Large shed/summer house
- Immaculate condition





## 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) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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