



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Offers Over

£200,000

Located in

Coventry





Foleshill Road

Coventry | CV1 4HW



Emma Sheridan is delighted to present this spacious three-bedroom mid-terraced home, perfectly located in the lively and well-connected area of Foleshill. Set over three floors and offering more than 1,440 square feet of accommodation, this property is much larger than it looks and full of potential.

Owned by the same family for many years, the property has a rich history and was once used for both commercial and residential purposes. It still retains its commercial rights today, making it ideal for anyone looking for a home with flexible use—perfect for running a small business from home or simply enjoying as a generous family property.

On the ground floor, you'll find a welcoming entrance hallway leading to a good-sized lounge and dining area, perfect for relaxing or entertaining. The fully fitted kitchen provides plenty of storage and workspace, and the bright conservatory at the back offers an additional living area that opens out to the rear courtyard garden. There's also a ground floor shower room and useful storage space.

The first floor includes two spacious double bedrooms and a family bathroom, while the second floor features a further double bedroom—ideal as a main bedroom, home office, or guest room. Each floor feels light, comfortable, and ready for its new owners to make it their own.

Outside, the courtyard garden provides a low-maintenance space to enjoy the outdoors, and on-street parking is available at the side. The property is being offered with no onward chain, making it an excellent opportunity for buyers wanting a quick and easy move.

Foleshill Road

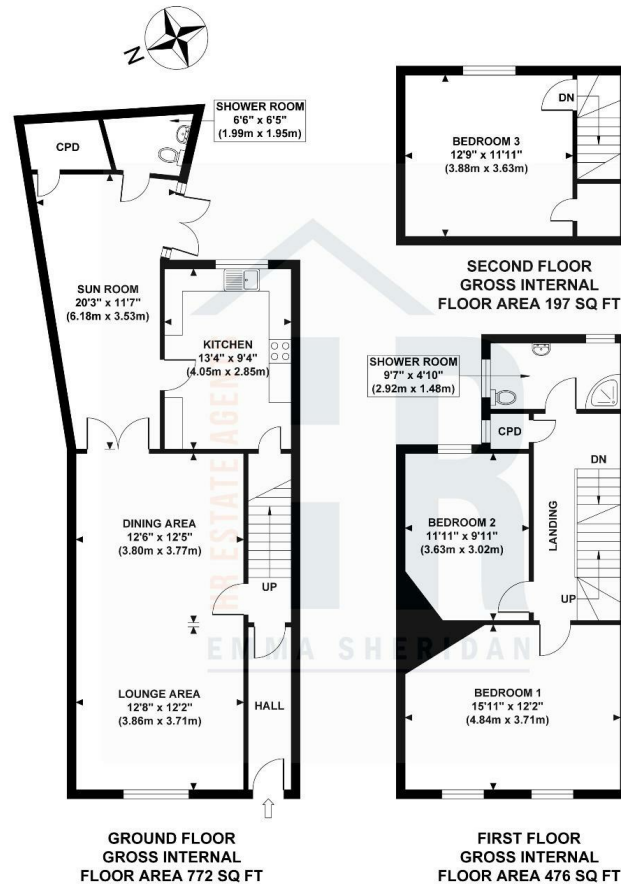
£200,000 Freehold



- Over 1440sqft of Residential Accommodation - No Onwards Chain
- Three Double Bedrooms & Family Bathroom
- EPC Rating D & Council Tax Band A
- Commercial Rights - Ideal for Home Business
- Extended on Ground Floor with Shower Room

FOLESHILL ROAD

Approximate Gross Internal Area 1444 sq ft / 134.15 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 A

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	67	
(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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