



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£270,000

Located in

Coventry





Lammas Court

Coventry | CV8 3LP



We are delighted to present this fantastic extended semi-detached home, situated in Wolston, one of the area's most sought-after and popular villages. Nestled within a quiet cul-de-sac and surrounded by beautiful open countryside, this immaculately presented property represents the perfect turnkey opportunity, ideal for first-time buyers looking to move straight in without compromise.

The well-appointed accommodation is arranged over two floors and briefly comprises an entrance porch, a generously sized lounge, and a truly impressive open-plan kitchen, dining and living area — the heart of the home and perfect for modern family living. Completing the ground floor is a convenient utility room and patio doors that open seamlessly onto the rear garden, flooding the space with natural light.

To the first floor, you will find two well-proportioned double bedrooms, a comfortable single bedroom, and a tastefully appointed family bathroom. Throughout the property, the current owners have invested in a comprehensive programme of upgrades, including a modern fitted kitchen, a refreshed bathroom suite and a fully updated central heating system, ensuring the new owners can simply move in and enjoy.

Externally, the rear garden has been thoughtfully designed with low maintenance in mind, featuring a generous seating and entertaining area — ideal for relaxing or hosting during the warmer months.

Parking to the front for Multiple cars.

Early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.

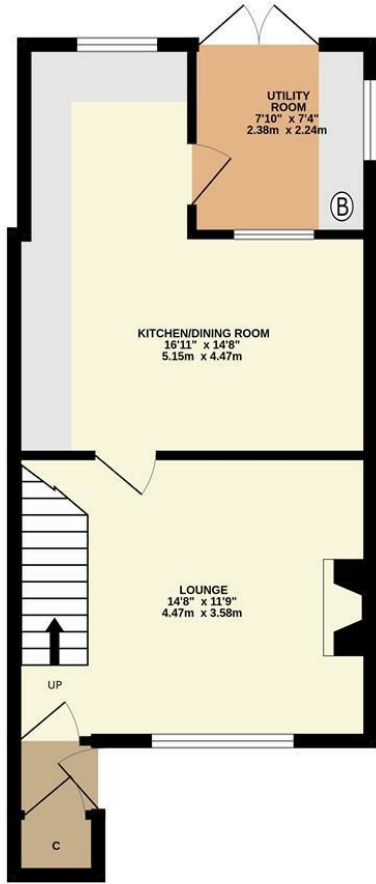
Lammas Court

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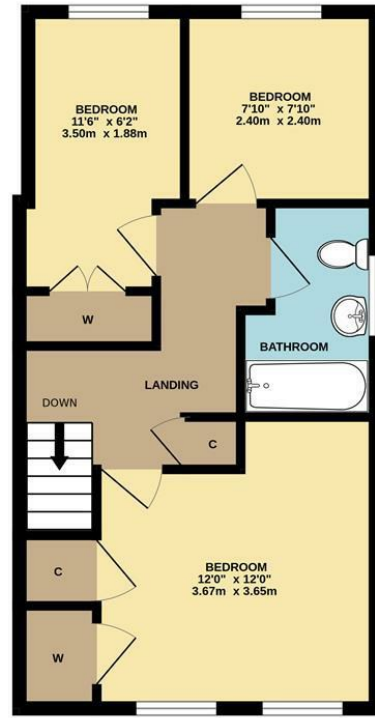


- No Chain
- Well Presented & Modern Throughout
- Situated In A Highly Desirable Village Location
- Fitted Bathroom
- Three Bedroom Semi Detached
- Quiet Cul-De-Sac in a Village Location
- Allocated Parking To Front
- Private Rear Garden

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.6 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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