



HR ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers Over

£220,000

Located in

Coventry





# Warmington Close

Coventry | CV3 2GQ



Welcome to this charming terraced house located on Warmington Close in the desirable area of Binley, Coventry. This delightful property boasts a stylish decor throughout, making it an inviting space for both relaxation and entertaining.

As you enter, you will find a spacious open-plan living area that seamlessly combines the lounge and dining area, perfect for family gatherings or hosting friends. The extended kitchen is a wonderful feature, providing ample space for culinary creations and everyday dining.

The house comprises two generously sized double bedrooms, offering comfortable accommodation for individuals or small families. The well-appointed bathroom ensures convenience and privacy for all residents.

Outside, the property benefits from a pathway leading to the front, enhancing its curb appeal. Additionally, there is a rear garage with direct parking and access, providing secure storage or the potential for a workshop.

With parking available, this home is ideally suited for those seeking a blend of comfort and practicality in a vibrant community. Located in the CV3 area, you will enjoy easy access to local amenities, schools, and transport links, making this property a fantastic opportunity for first-time buyers or those looking to downsize.

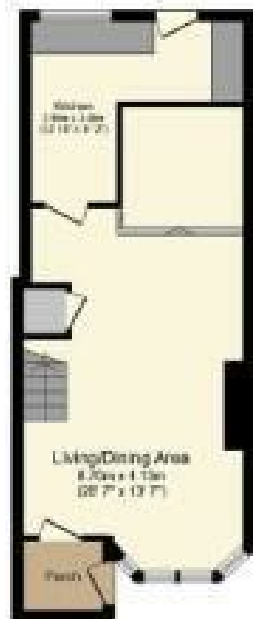
Do not miss the chance to make this lovely house your new home.

# Warmington Close

£220,000 Freehold

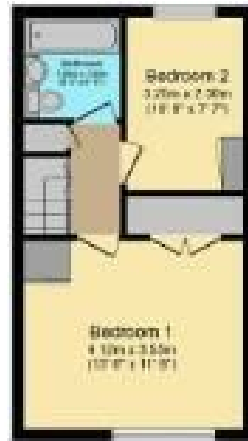


- End of Terrace Family Home, Two Double Bedrooms
- Garage to Rear & Accessible from Garden
- Pedestrian Frontage with Green, Close to Local Amenities & Popular Schooling
- Open-plan living space
- Pathway to front entrance
- Rear kitchen Extension
- Spacious & Bright Sitting Room with Dining Area
- Stylish decor throughout
- Detached garage with parking
- Located in CV3 area



### Ground Floor

Floor area 42.6 sq.m. (458 sq.ft.) approx



### First Floor

Floor area 31.9 sq.m. (344 sq.ft.) approx

## Council Tax Band B

## 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>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

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