



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£370,000

Located in

Coventry





Rochester Road

Coventry | CV5 6AG



A rare chance to get your hands on a three bedroom semi-detached property in one of Earlsdon's most desirable pockets — this is a genuine doer-upper, in need of complete modernisation from top to bottom, and priced to reflect the work required.

For the right buyer, builder, or investor, this represents an excellent opportunity to add real value in a location that rarely comes up for sale. The layout is well-proportioned throughout and offers huge scope to reconfigure and reimagine the space to suit modern family living.

The entrance hallway provides useful under-stairs storage and leads through to two reception rooms, one benefiting from a square bay window to the front. To the rear, sliding doors open onto a conservatory, in need of updating, which in turn leads out to a patio and garden.

The kitchen/breakfast room is awaiting a full refurbishment, with a door providing access to the gated driveway and garden — ideal for those planning an extension or reconfigured ground floor, subject to the usual planning consents.

Upstairs are three bedrooms, all of good proportions, along with a separate WC and family bathroom, both requiring updating.

Outside, a side driveway leads to double opening gates and a single garage, while the gardens — one of the standout features of this property — include a formal lawn and patio, offering excellent potential once refreshed.

Properties of this size, in this location, with this much scope, are seldom available. Early viewing is strongly recommended.

Rochester Road

£370,000 Freehold

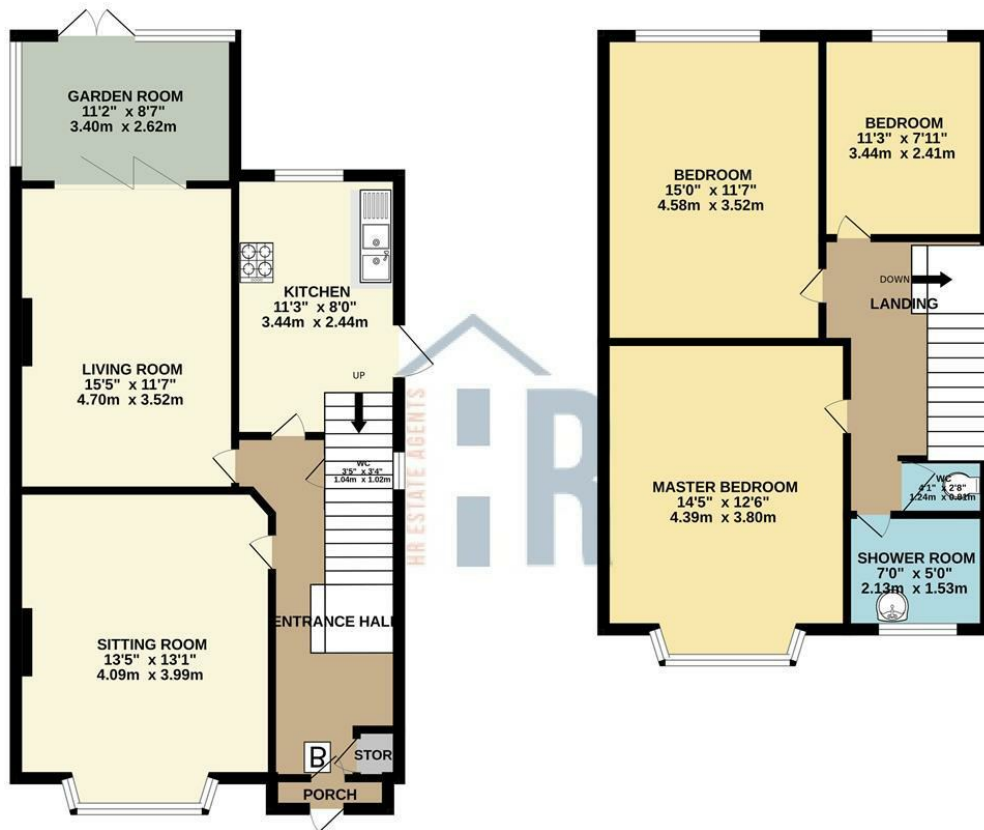


- No Chain
- Parking
- Close to Amenities

- Semi Detached
- Garden

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1373sq.ft. (127.6 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	

Number Three Siskin Drive

Coventry

CV3 4FJ

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