



HR ESTATE AGENTS

3 Bedrooms

House - Detached

£370,000

Located in

Coventry





# Sheldrake Close

Coventry | CV3 2SL



This extended three-bedroom detached home is situated in the highly sought-after area of Binley and is presented in an immaculate condition throughout, making it an ideal purchase for buyers looking for a home that is ready to move straight into.

The property has been finished to a high standard. The standout feature is the impressive rear family room and kitchen, where large windows and bi-folding doors flood the space with natural light, creating a bright and welcoming environment for both everyday family life and entertaining.

The accommodation includes spacious bedrooms, an en-suite, family bathroom and a ground floor WC. Externally, the property also benefits from a driveway, a garage with power and an electric vehicle charging point.

The home is within walking distance of a wide range of shops, supermarkets and local amenities. It also enjoys excellent transport links to University Hospital Coventry & Warwickshire, the M6, M69 and A46, making it an excellent choice for commuters.

The home is comprised; entrance hallway, lounge, kitchen, family room and WC to the ground floor. On the first floor there are three well-proportioned bedrooms, a family bathroom and ensuite. To the exterior of the home there are both front and rear gardens as well as a driveway and garage. A viewing is highly recommended.

# Sheldrake Close

£370,000 Freehold



- Extended Three Bed Detached House
- Driveway and Garage
- Brilliant Local Amenities
- EPC - C
- Immaculate Condition
- Beautiful Kitchen/Family Room
- Highly Sort-After Area



TOTAL FLOOR AREA : 1103 sq.ft. (102.4 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 D

## 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>                            |                         | 83        |
| (69-80) <b>C</b>                            | 72                      |           |
| (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 |           |

Number Three Siskin Drive  
Coventry  
CV3 4FJ

  
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