



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Offers Over

£240,000

Located in

Coventry





Armscott Road

Coventry | CV2 3AF



Emma Sheridan is delighted to offer for sale this extended three-bedroom family home, perfectly positioned in the ever-popular Wyken area of Coventry. Offering generous living space, a sunny south-facing garden and endless potential, this is a fantastic opportunity to create a home that's truly your own.

Armscott Road

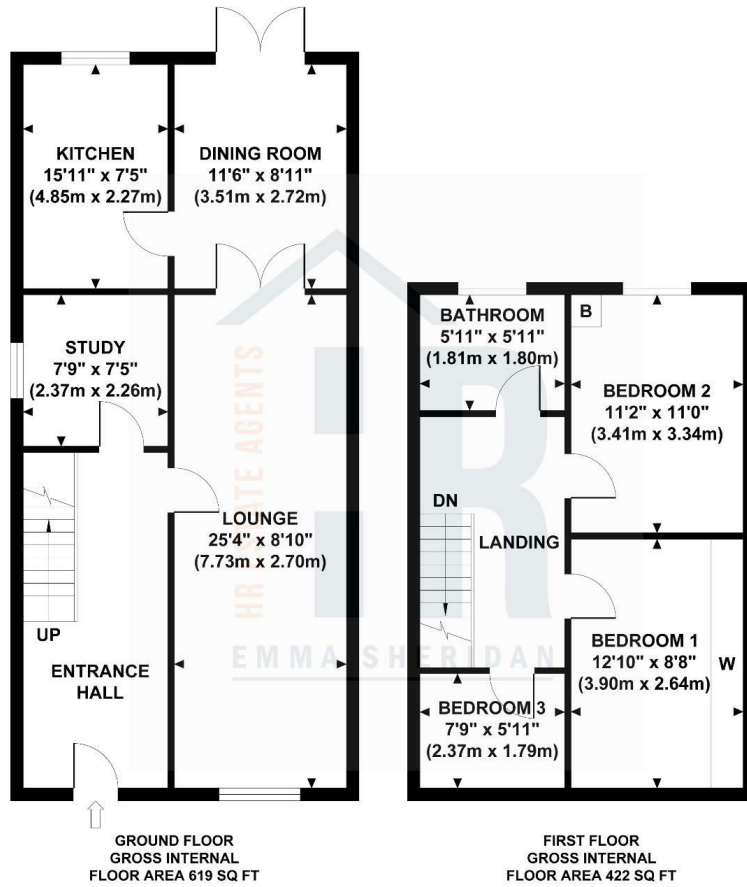
£240,000 Freehold



- Extended Three Bedroom Family Home In Popular Wyken Location
- Versatile Front Reception Room Ideal As A Home Office, Playroom Or Study
- Kitchen With Access From Dining Area And Patio Doors To Rear Garden
- South-Facing Rear Garden With Handy Side Access
- Off-Road Parking With Dropped Kerb And Detached Garage With Rear Access
- Spacious Lounge Opening Into A Bright Dining Area
- Two Double Bedrooms, One Single Bedroom And Family Bathroom
- Double Glazing, Gas Central Heating, EPC Rating C And Excellent Potential To Modernise

ARMSCOTT ROAD

Approximate Gross Internal Area 1041 sq ft / 96.70 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 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) A		
(81-91) B		
(69-80) C	69	76
(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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