




HR ESTATE AGENTS

4 Bedrooms

House - Semi-
Detached

Located in Coventry

£350,000





Brambling Avenue

Coventry | CV4 8NH



** OPEN HOUSE 21ST FEBRUARY, PLEASE CALL FOR A SLOT**

Welcome to this modern 3/4-bedroom townhouse located in the desirable Brambling Avenue, Canley, CV4. Built just 5 years ago, this property offers a contemporary living space spread across three well-proportioned floors. With the added peace of mind of an NHBC guarantee still in place, this home is perfect for families or professionals looking for a spacious, move-in-ready property.

Upon entering, you'll find a welcoming hallway directing you to a Kitchen/diner, ideal for both family time and entertaining guests. Kitchen has various built in appliances including fridge/freezer, dishwasher, electric oven/hob with overhead extractor, washer/dryer. Also the ground floor features a convenient downstairs WC for added practicality and a 4th bedroom/Study. The property benefits from a single garage with parking for two cars, providing ample storage and off-road parking.

The first and second floors offer Three generously sized bedrooms, with the master bedroom including its own ensuite. The family bathroom includes a bath with shower over serving the remaining bedrooms, offering modern fittings and a clean, stylish design.

This property is being sold with NO CHAIN, making it an ideal turnkey opportunity.

Located in a peaceful residential area, yet with excellent transport links, Brambling Avenue is a sought-after address in Canley, CV4. Don't miss your chance to own this stylish and well-maintained home.

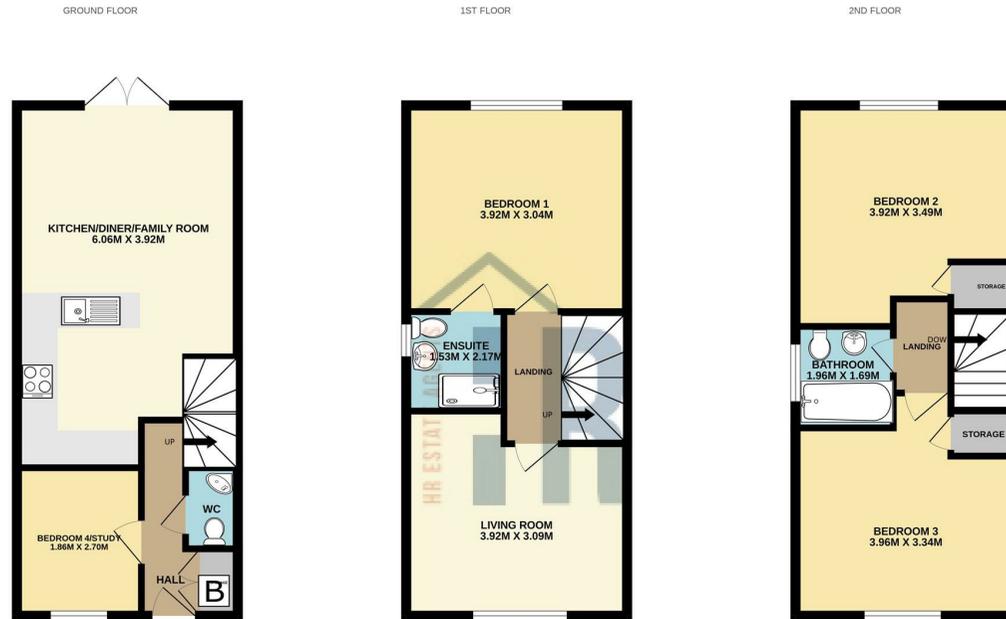
Brambling Avenue

£350,000 Freehold



- 3/4 BEDROOMS OVER THREE FLOORS
- NHBC WARRANTY IN PLACE, BUILT IN 2020
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM INCLUDES A BATH WITH SHOWER OVER
- OPEN PLAN KITCHEN DINER WITH FRENCH DOORS LEADING TO A SOUTH FACING PAVED GARDEN AREA
- SINGLE GARAGE WITH OFF ROAD PARKING FOR TWO VEHICLES
- EV CHARGE POINT LOCATED IN THE GARAGE





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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Number Three Siskin Drive
 Coventry
 CV3 4FJ

Council Tax Band: D

Local Authority: Coventry City

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.

