



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£205,000

Located in

Coventry





Brays Lane

Coventry | CV2 4DT



Nestled in the charming area of Brays Lane, Coventry, this delightful semi-detached house offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms, this home provides ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house is equipped with double glazing and gas central heating, ensuring a warm and cosy atmosphere throughout the year. Having been cherished by the same family for many years, it holds a wealth of beautiful memories, making it a truly special place to call home.

While the property does not have dedicated outside parking, it benefits from on-street parking with a permit, providing convenience for residents and their guests. This semi-detached house is not just a property; it is a canvas for new memories waiting to be created.

With its prime location in Coventry, you will find yourself within easy reach of local amenities, schools, and parks, making it an ideal choice for families. This home is ready for its next chapter, offering a blend of comfort, character, and potential. Do not miss the chance to make this lovely house your own.

Brays Lane

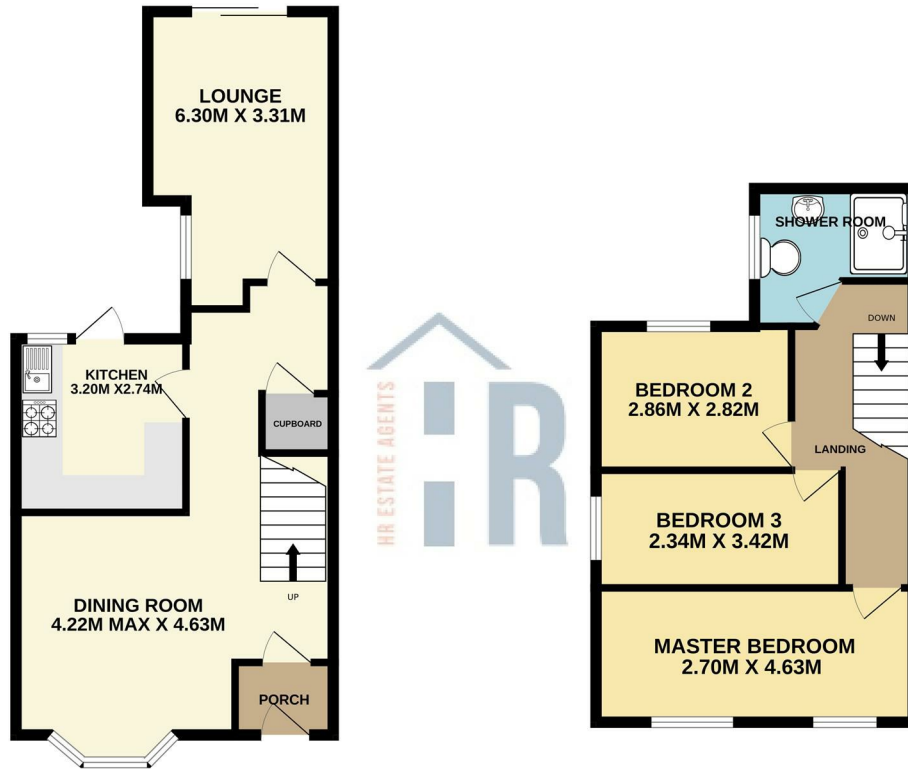
£205,000 Freehold



- 3 spacious bedrooms, Front light-filled lounge
- Sun trap garden, Detached rear garage
- Suburban location, Viewing recommended
- Located on Brays Lane, Close to local amenities
- Cosy rear lounge, Fully equipped kitchen
- Street permit parking, Double glazing throughout
- Gas central heating, Semi-detached house

GROUND FLOOR

1ST FLOOR



3 BED SEMI-DETACHED

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 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		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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