



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Offers Over

£400,000

Located in

Coventry





Campbell Close

Coventry | CV4 8PJ



This stunning four-bedroom detached home is situated in the highly sought-after area of Burton Green. Built in 2024, the property remains in an immaculate condition throughout and offers a well-designed, spacious accommodation that would suit a wide range of buyers.

The home comprises a living room, a large modern open-plan kitchen/diner, four well-proportioned bedrooms, a family bathroom, an en-suite, and a ground floor WC. Externally, the property benefits from a private rear garden, a driveway providing off-road parking, and a garage. Additional features include a CCTV security system, burglar alarm, and external security lighting.

Campbell Close is in an excellent location with easy access to the University of Warwick, Warwick Business Park, Cannon Park Shopping Centre and a wide range of local amenities. Nearby transport links include Tile Hill railway station, regular bus routes, and road connections to Coventry, Kenilworth, Warwick, Birmingham, the A46 and A45, making it an excellent choice for commuters.

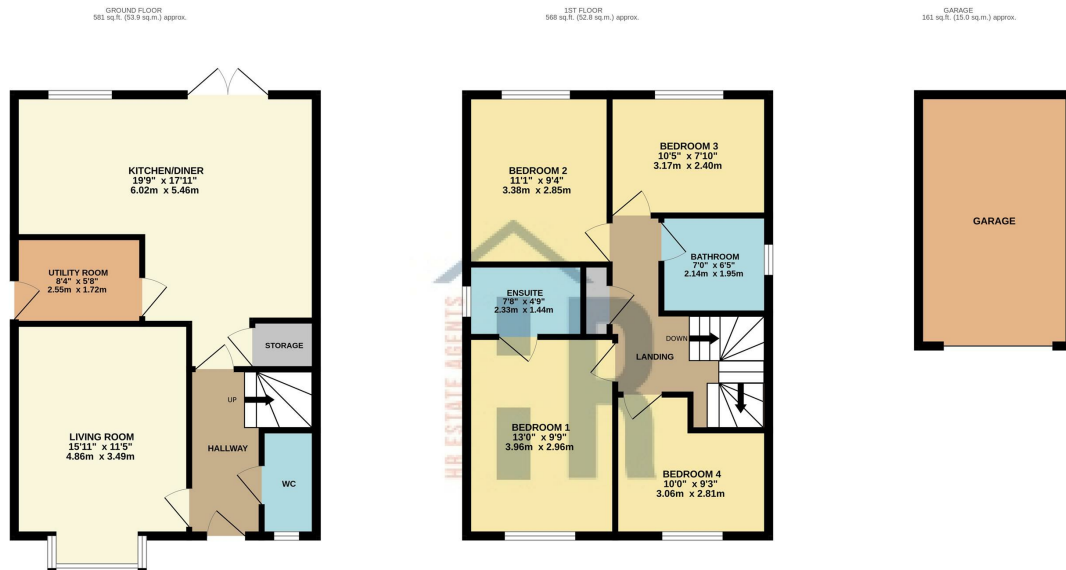
Further benefits include a high EPC rating of B and the advantage of being offered for sale with no upward chain. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Campbell Close

£400,000 Freehold



- Four Bed Detached House
- Large Open-Plan Kitchen/Diner
- Garage and Driveway
- Built in 2024
- No Chain
- Immaculate Condition
- 8 Years NHBC remaining
- Utility and Ground floor WC
- EPC - B



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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 E

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	90	90
(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	

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