



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Guide Price

£215,000

Located in

Coventry





# Perchfoot Close

## Coventry | CV1 2UB



### Modern Three-Bedroom Home Close to Coventry City Centre

Offered with vacant possession, this modern three-bedroom property presents an excellent opportunity for first-time buyers, families, or investors looking to personalise a well-located home. Situated just minutes from Coventry City Centre and a host of local amenities, the property offers both convenience and potential.

The accommodation briefly comprises a spacious lounge, fitted kitchen/diner, and a downstairs WC. To the first floor are three good-sized bedrooms and a family bathroom. While the interior would benefit from some cosmetic updating, it offers a solid foundation for transformation into a stylish, comfortable home.

The property benefits from uPVC double glazing and gas central heating throughout. Externally, there is a small foregarden, a rear garden, and two off-road parking spaces.

Located in a modern development, the property also enjoys access to communal areas including a children's play area and enclosed park space, with a half-yearly service charge of £74.26 and ground rent of £20.00 contributing to their upkeep.

A superb value opportunity in a sought-after location – early viewing is highly recommended.

# Perchfoot Close

£215,000 Freehold

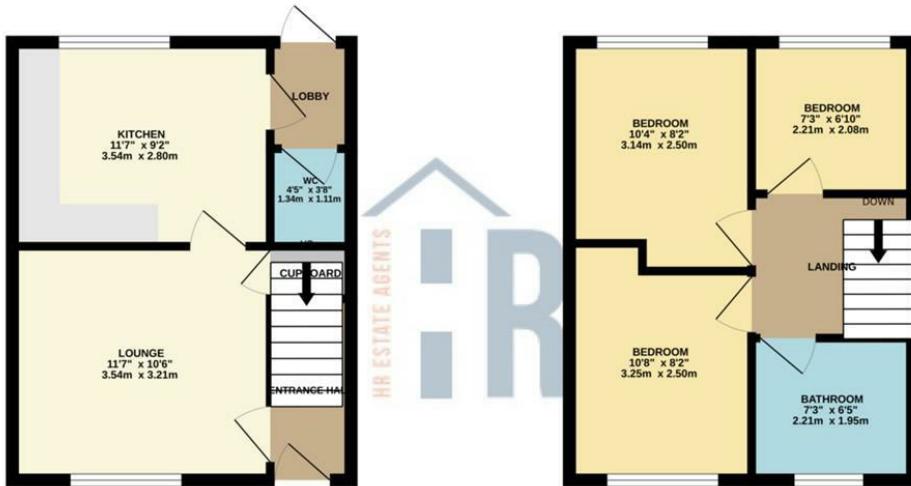


- NO CHAIN
- 2 MINUTES FROM CITY CENTRE
- FIRST TIME BUYERS
- PARKING

- 3 BEDROOMS
- IDEAL INVESTMENT
- DOWNSTAIRS WC

GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band

## 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		87
(81-91) B		72
(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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