



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£249,995

Located in

Coventry





# Sewall Highway

Coventry | CV2 3PD



\*\*\*Check Out The Video Tour\*\*\* Emma Sheridan is excited to bring to the market this gorgeous three-bedroom home in the popular Wyken area – a house that's clearly been loved, cared for and improved over many years. It's the kind of place that instantly feels welcoming, with classic charm, a great layout and off-road parking right at the front for everyday convenience.

Step through the front door and you're greeted by an entrance hallway that sets the tone straight away. The cosy lounge is a real highlight, perfect for relaxing at the end of the day, with a feature fireplace that adds warmth and character. There's also a handy downstairs WC before the home opens up into a dining room that's ideal for family meals and entertaining. This flows beautifully into the open-plan kitchen, creating a sociable, easy-to-live-in space that works just as well for busy mornings as it does for evenings with friends.

Upstairs, you'll find a bright family bathroom and three well-proportioned bedrooms. Two are comfortable doubles with fitted storage, while the third is currently used as a dressing room, though it would easily adapt into a bedroom, home office or nursery depending on your needs.

The home is filled with natural light throughout, and the south-facing rear garden is a real bonus, offering a sunny, private space to relax and enjoy the outdoors. To the rear you'll also find the garage, measuring approximately 5.15 x 3.58 metres, which has been partially converted into a gym area while still leaving plenty of room for storage.

This is a warm, inviting home with loads of appeal, perfectly suited to buyers looking for comfort, character and a great location. A lovely property ready for its next chapter.

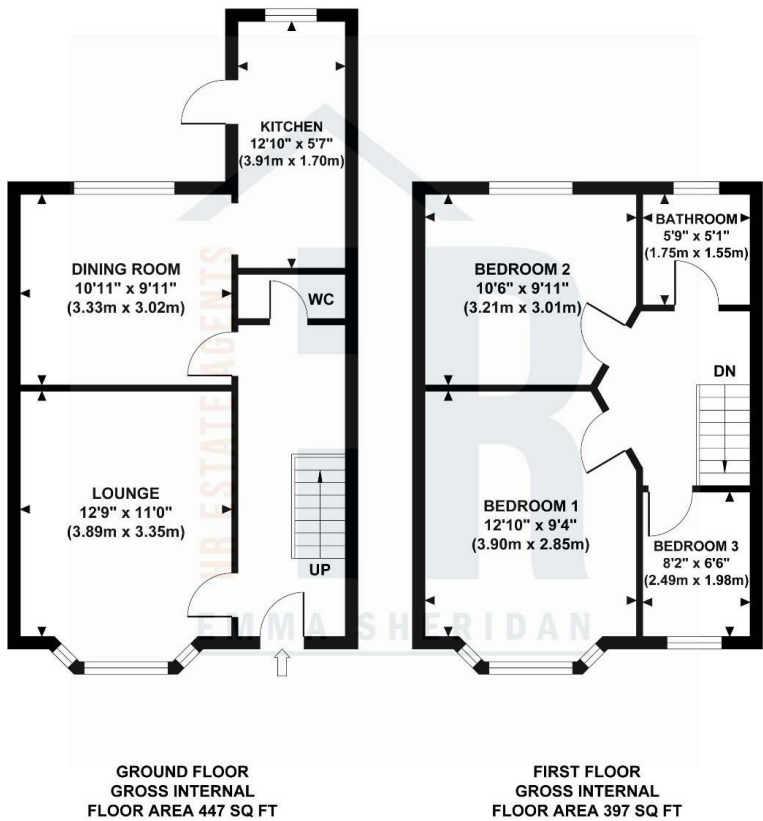
# Sewall Highway

£249,995 Freehold



- Stunning Throughout
- Garage 5.15m x 3.18m - Ideal Gym Space
- Open Plan Kitchen / Diner & Separate Lounge
- South Facing Rear Garden
- Off Road Parking
- Downstairs WC

Approximate Gross Internal Area 844 sq ft / 78.40 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		85
(69-80) C		
(55-68) D	65	
(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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Coventry

CV3 4FJ

