



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£320,000

Located in

Coventry





Cherry Tree Drive

Coventry | CV4 8LZ



NO CHAIN - Cherry Tree Drive, Canley, Coventry, this modern semi-detached house offers a perfect blend of comfort and convenience. Built in 2015, the property boasts a contemporary design and is well-maintained, making it an ideal choice for families or professionals seeking a stylish home.

The house features three spacious bedrooms, providing ample space for relaxation and rest. The well-appointed reception room is perfect for entertaining guests or enjoying quiet evenings in. With two bathrooms, including an En-suite, morning routines will be a breeze for all residents.

Parking is a notable advantage, with space available for two vehicles, ensuring that you and your guests can come and go with ease. The location is particularly appealing, with close proximity to the A45 and A46, making commuting straightforward. Additionally, Costco is just a short drive away, catering to all your shopping needs.

For those associated with academia, Warwick University is a mere six-minute drive, making this property an excellent option for students or staff. Canley train station is also conveniently close, providing easy access to Coventry and beyond.

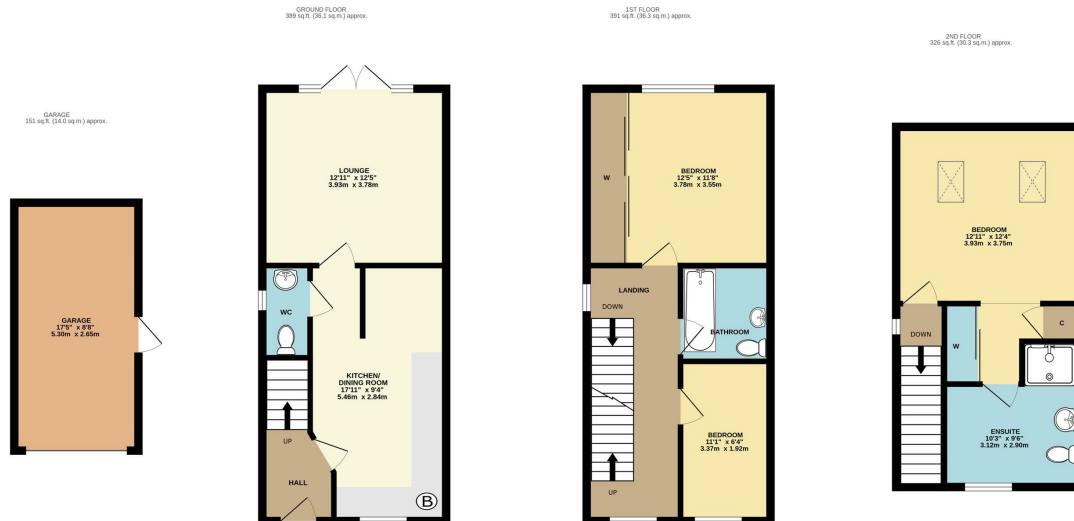
With a potential rental income of £1,500 per calendar month, this property presents a fantastic investment opportunity. Whether you are looking to buy or rent, this home on Cherry Tree Drive is sure to impress with its modern features and prime location. Don't miss the chance to make this lovely house your new home.

Cherry Tree Drive

£320,000 Freehold



- Modern semi-detached house, Three bedrooms over three floors
- Includes a spacious garage, Master bedroom with ensuite
- Easy access to transport links, Viewing highly recommended
- Potential rent £1500pcm, 2 modern bathrooms
- Built in 2015, one owner, Off-road parking available
- Located in Canley, Coventry, Close to local amenities
- 6 mins to Warwick Uni, Near A45/A46 & Costco



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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 D

Local Authority Coventry

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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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