



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Offers Over

£260,000

Located in

Coventry





Meredith Road

Coventry | CV2 5JJ



Nestled within the popular residential area of Lower Stoke, this beautifully presented mid-terrace home offers a fantastic combination of modern styling and generous living space, making it an ideal purchase for first-time buyers and growing families alike.

The property is presented in excellent condition throughout and benefits from a double-storey extension, enhancing both the kitchen and bathroom to create larger, more practical living spaces. The home also features a spacious open-plan lounge/dining room, providing the perfect setting for everyday family life and entertaining guests. Further benefits include double-glazed windows throughout and a gas combination boiler.

Externally, the south-facing rear garden is a particular highlight, offering an excellent space to relax and enjoy the sunshine throughout the day. There is also a garage, which benefits from a replacement roof installed in 2021.

Lower Stoke is a very convenient location, offering a range of well-regarded schools, local shops, amenities and excellent transport links, including easy access to Coventry city centre and University Hospital (UHCW).

The accommodation comprises of, an entrance hallway, open plan lounge/diner and extended kitchen on the ground floor. On the first floor there are three well proportioned bedrooms, a larger landing and bathroom. To the exterior there are both front and rear gardens as well as a garage. This fantastic home is one not to be missed and a viewing is highly recommended.

Meredith Road

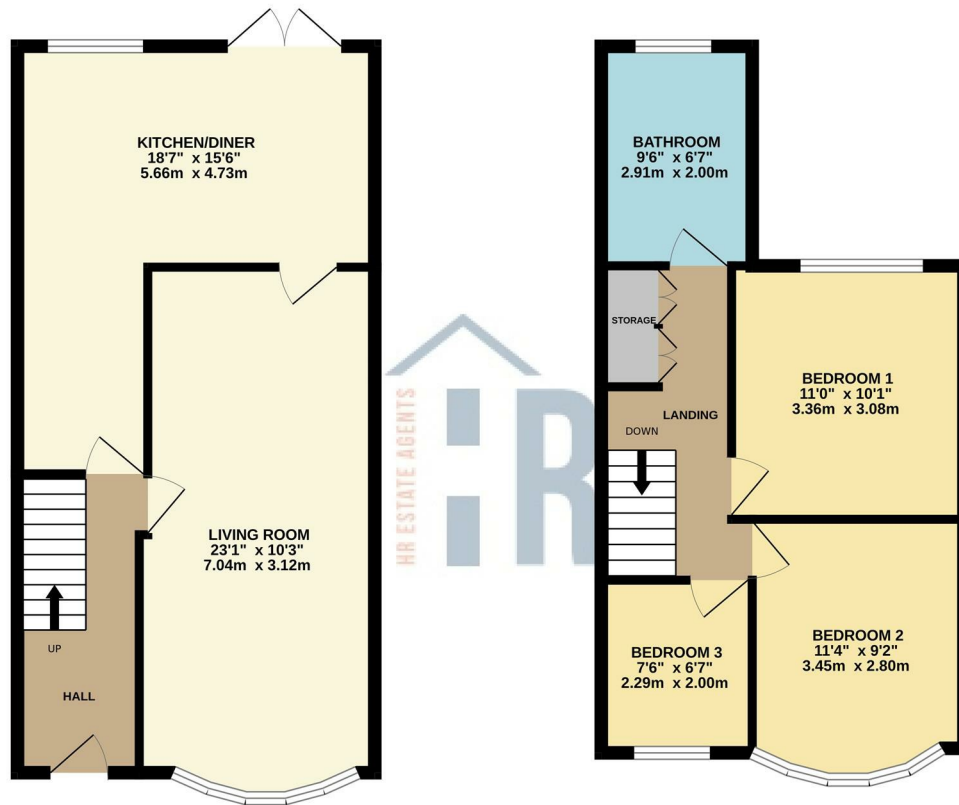
£260,000 Freehold



- Extended Three Bedroom House
- Immaculate Condition
- Double Glazed Windows
- Close to local amenities and Schools
- Modern bathroom
- Gas Combination Boiler
- Garage
- Easy access to transport

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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 B

Local Authority Coventry City Council

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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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