



HR ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

£500,000

Located in

Coventry





Broadway

Coventry | CV5 6NW



Step inside and discover an exceptionally spacious Edwardian home that effortlessly combines timeless character with stylish modern living. Offering generous and highly versatile accommodation throughout, this beautifully presented property is ready to be enjoyed from day one. A welcoming entrance hallway sets the tone, leading to a convenient downstairs W/C, practical utility room, and a magnificent master bedroom complete with a luxurious en-suite.

Rich in period charm, the home showcases the elegant features synonymous with the Edwardian era, thoughtfully enhanced by contemporary upgrades to create a perfect balance of character and comfort.

Outside, a beautifully maintained, low-maintenance rear garden provides a private retreat for every season. With a manicured lawn, mature shrubs, a useful shed, and a charming summer house, it offers the ideal setting for alfresco dining, entertaining guests, or simply unwinding in peaceful surroundings. This is a home that truly delivers on space, style, and lifestyle appeal.

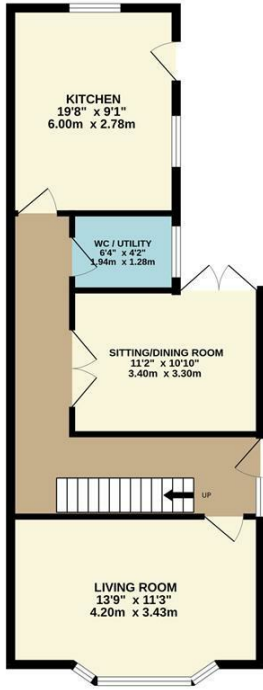
Broadway

£500,000 Freehold



- Beautifully Presented Edwardian Semi
- Two Reception Rooms
- Cloakroom / Utility Room
- Four Bedrooms With One En-Suite
- Accommodation Spanning Three Floors
- Close To Local Amenities

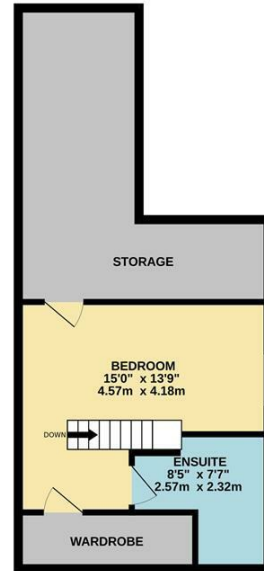
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1613 sq.ft. (149.8 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			
(69-80) C			81
(55-68) D		67	
(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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