



HR ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

£350,000

Located in

Coventry





# Eltham Road

Coventry | CV3 5LD



Emma Sheridan is delighted to offer for sale this welcoming and generously sized family home, set on a pleasant corner plot in the much-loved area of Cheylesmore. With over 1,500 square feet of living space, this home offers a fantastic combination of comfort, flexibility, and future potential, making it perfect for families, professionals, or anyone looking for extra space.

On the ground floor, there are two reception rooms that can be adapted to suit a variety of needs, whether that's a cosy lounge, formal dining area, or playroom for children. A bright conservatory overlooks the rear garden, creating a peaceful spot to relax, enjoy your morning coffee, or simply bring the outdoors in. A dedicated ground floor office provides a quiet space for home working, study, or running a small business.

The kitchen is well placed and works perfectly for family life, with a separate utility area to help manage laundry and day-to-day tasks. A downstairs WC adds extra convenience, particularly for busy mornings or when entertaining guests.

Upstairs, there are four good-sized bedrooms, including a main bedroom with its own en-suite bathroom, plus a family bathroom for everyone else. There's also a handy loft storage room, perfect for keeping suitcases, seasonal items, or extra bits and pieces out of the way.

Outside, the property enjoys the benefits of its corner plot, offering a good level of privacy and a generous rear garden. Planning permission for new garden room providing exciting opportunities for extended family living, guest accommodation, or office / business space.

# Eltham Road

£350,000 Freehold

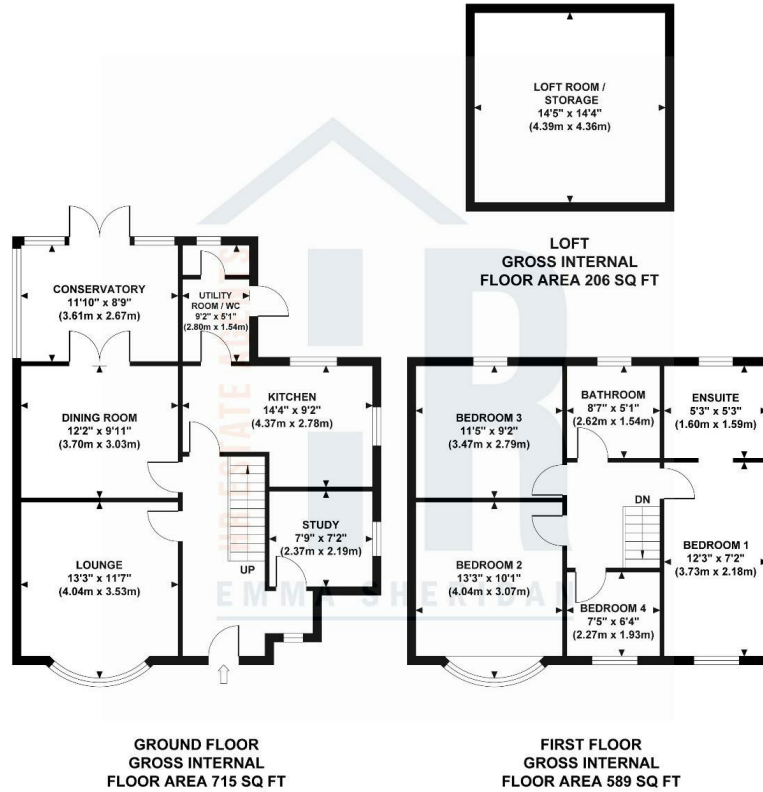


- Generous Corner Plot
- Four Bedrooms - One Ensuite
- Two Reception Rooms, Conservatory, Office Space & Utility Area
- Extended to Create Over 1500sqft of Accommodation
- Further Potential
- Walking Distance to Train Station & City Centre



## ELTHAM ROAD

Approximate Gross Internal Area 1510 sq ft / 140.28 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 C

## 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		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

  
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