



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

£195,000

Located in

Coventry





David Wood Drive

Coventry | CV2 2PH



Emma Sheridan is pleased to present this two-bedroom mid-terrace house located in the desirable Shilton Place development, CV2. Built in 2017, this property spans 624 square feet and is an ideal choice for first-time buyers seeking a blend of modern living and a tranquil environment.

As you approach the home, you will be greeted by its well-maintained exterior and the convenience of off-road parking, ensuring ease for vehicle owners. Upon entering, you will find a cosy yet stylish lounge, perfect for unwinding after a busy day. The ground floor also features a practical downstairs WC, catering to the needs of contemporary lifestyles.

The heart of the home is the well designed kitchen diner, which boasts a contemporary layout and ample space for dining. The patio doors invite an abundance of natural light and lead directly to the south-facing rear garden, creating a delightful outdoor space ideal for al fresco dining, gardening, or simply enjoying the fresh air.

Venturing upstairs, you will discover two generously sized double bedrooms, each offering ample room for storage and personalisation. These bright and airy spaces provide a comfortable retreat for rest and relaxation. Completing the upper floor is a modern family bathroom, finished to a high standard, ensuring both style and functionality.

This property is eco-friendly with its impressive EPC rating of B. Also the remainder of its new-build warranty still in place, peace of mind is assured for its new owners.

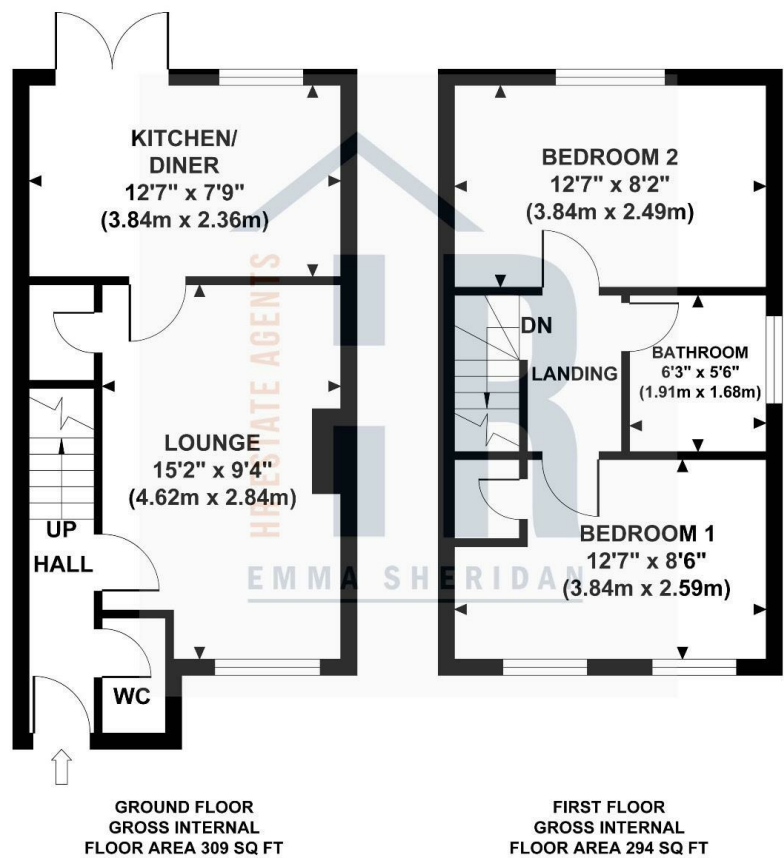
David Wood Drive

£195,000 Freehold



- Two Good Sized Double Bedrooms
- Private Rear Garden & Off Road Parking
- Close to University Hospital & Easy Access to Major Roads
- Smaller Development with Greenery and Outdoor Space
- Contemporary Kitchen Diner
- Built in 2017 - Remainder of New-Build Warranty
- EPC Rating B & Council Tax Band B

Approximate Gross Internal Area
603 sq ft / 56.0 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		98
(81-91) B	83	
(69-80) C		
(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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