



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Asking Price

£215,000

Located in

Coventry





# Standard Avenue

Coventry | CV4 9BS



This well-presented three-bedroom terraced home is situated in the popular area of Till Hill, offering convenient access to a wide range of shops, schools, and local amenities, making it an ideal choice for families and first-time buyers alike.

The property is presented in great condition throughout and has been well maintained, providing a comfortable and ready-to-move-into home. Further benefits include a spacious garden, gas combination boiler, double-glazed windows throughout and a boarded loft with a ladder and light.

The accommodation comprises, an entrance hallway, open-plan lounge/diner and kitchen on the ground floor. To the first floor, there are three bedrooms along with a family bathroom.

Externally, the property features a driveway to the front and to the rear is a generous garden and single garage. A viewing is highly recommended.

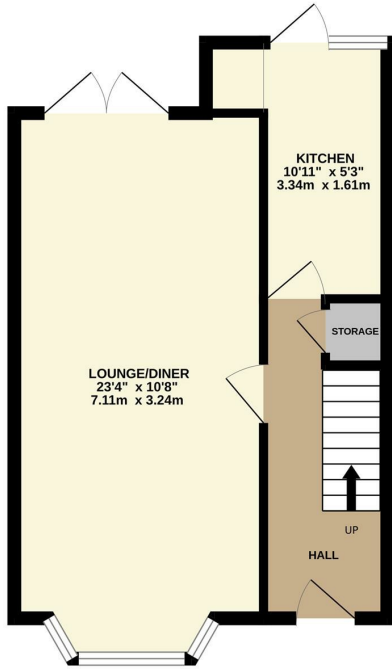
# Standard Avenue

£215,000 Freehold

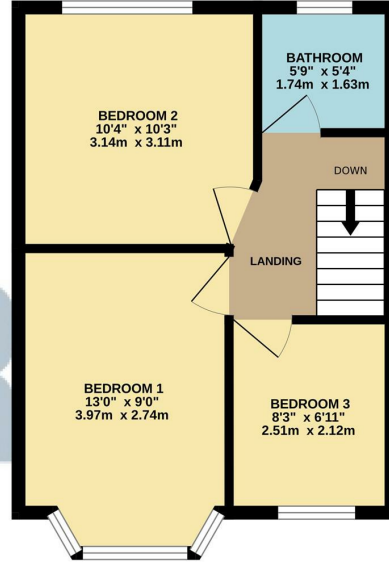


- Three Bed Terraced House
- Gas Combination Boiler
- Open Plan Lounge/Diner
- Great Transport Links
- Garage and Driveway
- Double Glazed Windows
- Local Shops and Amenities
- EPC - C

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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