



HR ESTATE AGENTS

2 Bedrooms

House - Terraced

£165,000

Located in

Coventry





92 Queen Marys Road

Coventry | CV6 5LQ



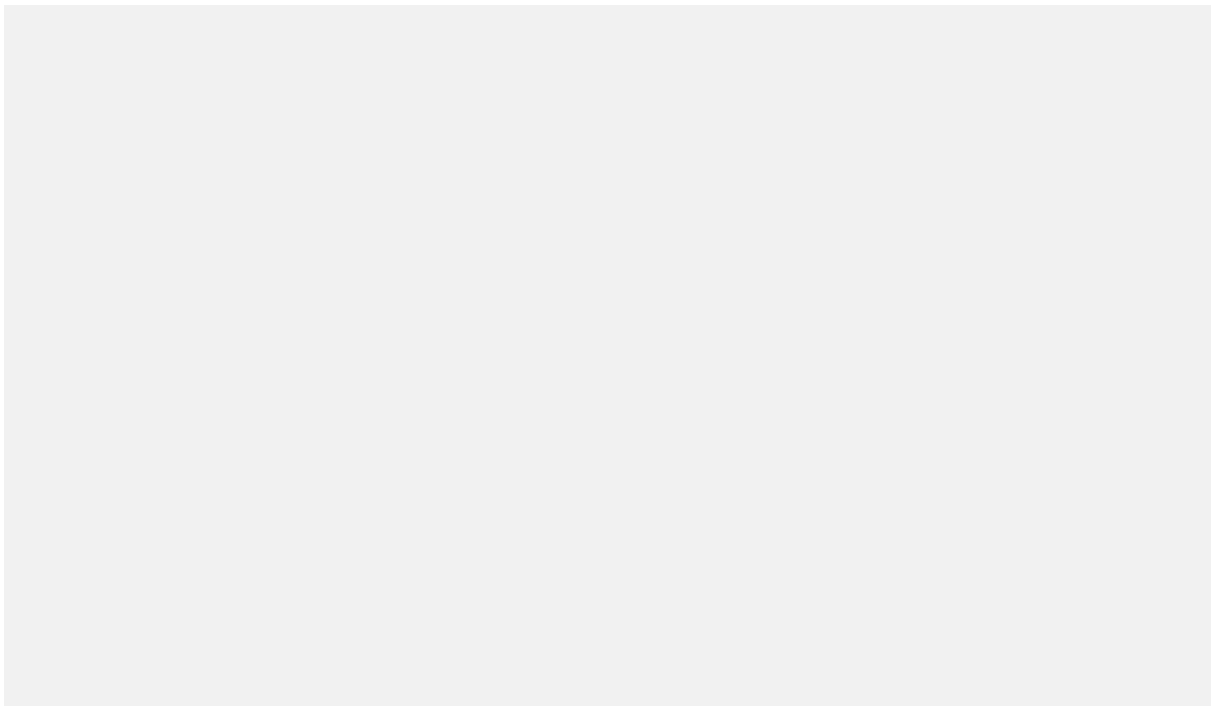
This extended two bed house is located just off Foleshill road close to shops, amenities and schools. The property is being sold at the same time as the neighbouring house, giving you the option to purchase both houses. They currently have a connecting door which is to be removed if the houses are sold separately.

Positioned with great road links and shops within a walking distance this property is ideal for a first time buyer or family. The home has two reception rooms and benefits from having double glazed windows and a gas combination boiler.

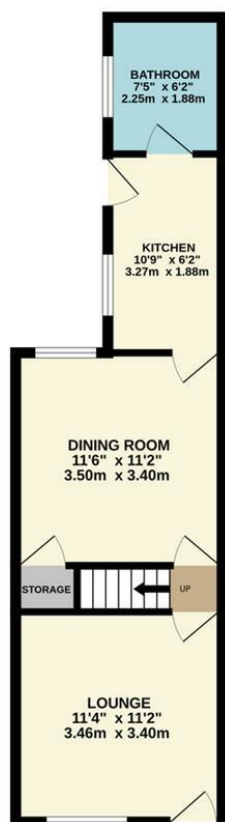
The property comprises, lounge, dining room, kitchen and bathroom on the ground floor. On the first floor there are two double bedroom. To the exterior of the home there are both front and rear gardens. A viewing is highly recommended.

92 Queen Marys Road

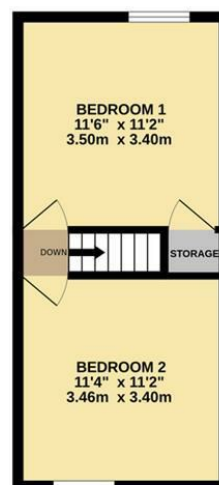
£165,000 Freehold



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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 A

Local Authority Coventry City Council

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		82
(69-80) C		
(55-68) D	63	
(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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