



 **3**
Bedrooms

 **2**
Bathrooms





MODERN 3-BEDROOM SEMI-DETACHED PROPERTY WITH DRIVEWAY IN CV2

Located in a convenient and well-connected area of CV2, this semi-detached three-bedroom home offers modern living with a practical layout and excellent transport links. Offered with no onward chain, the property is well presented with neutral décor throughout, providing an ideal blank canvas for buyers. Further benefits include driveway parking for two vehicles, a private rear garden and a strong EPC rating, making it well-suited to investors and first-time buyers.

Key Features

- Three-bedroom semi-detached home in a CV2 location
- Modern kitchen diner with integrated oven and hob & ground floor WC
- Bright rear lounge with patio doors opening onto the garden with lawn and patio
- Side driveway providing parking for two vehicles
- EPC Rating: B | Council Tax Band: B | Vacant with no chain

Description

Upon arrival, the property benefits from a generous side driveway providing off-road parking for two vehicles, a valuable feature in this location. The front entrance opens into a bright and well-arranged hallway, with a ground-floor WC positioned to the side—ideal for families and visiting guests.

The hallway leads through to the modern kitchen diner, designed for everyday living and entertaining. The space features contemporary worktops, an integrated oven and hob, ample storage and generous worktop space. Natural light enhances the openness of the room, creating a welcoming environment for dining.

To the rear of the property is a comfortable lounge, featuring double patio doors that open directly onto the garden. The rear garden is private and secure, with a combination of paving and lawn, offering a low-maintenance space ideal for relaxing, dining or children's play.

Upstairs, the property offers two well-proportioned double bedrooms along with a single bedroom, providing flexibility for family living, home working or guest accommodation. The family bathroom includes a shower over the bath and is finished in a simple, practical style.

Location Highlights

The property is ideally positioned within Henley CV2, offering excellent access to local amenities, shops and schools, along with regular bus routes into Coventry City Centre. Coventry University Hospital is approximately a 10-minute drive, making the home particularly attractive to healthcare professionals. Nearby green spaces include Wyken Croft Nature Reserve and local parks, providing opportunities for outdoor recreation.

Why Buy Here?

This modern, energy-efficient three-bedroom home is ready to move straight into and is offered with no onward chain. Situated in a highly convenient location, the property benefits from driveway parking, a private rear garden and excellent transport links. Finished with neutral décor throughout, it offers a versatile and low-maintenance living space, making it an ideal choice for first-time buyers, families or investors seeking a strong rental opportunity.



Approximate total area⁽¹⁾
357 ft²
33.2 m²

Reduced headroom
11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lapworth Road, Coventry CV2 1EZ

