



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£270,000

Located in

Coventry





Monmouth Close

Coventry | CV5 7JA



Welcome to this well-maintained three-bedroom semi-detached home in the heart of the ever-popular Mount Nod. Cherished by the same family for many years, the property has been exceptionally cared for and offers a fantastic opportunity to modernise and create a home tailored to your own style.

The entrance hallway leads to the kitchen at the rear, offering excellent potential to create a contemporary family space. To the left is a spacious living and dining room, filled with natural light from patio doors opening onto the beautifully maintained rear garden, making it ideal for both everyday living and entertaining.

Upstairs are two generous double bedrooms, a well-proportioned single bedroom, and a bathroom with a separate WC, providing scope to create one large modern family bathroom.

Outside, the property benefits from a driveway providing off-road parking for multiple vehicles, a garage and a covered utility area, offering potential for a home office, gym or additional accommodation, subject to the necessary permissions.

The landscaped rear garden is a standout feature, enjoying sunshine throughout the day with a delightful mix of patio and lawn, perfect for relaxing or entertaining.

Mount Nod is one of Coventry's most desirable residential areas, popular with families thanks to its excellent amenities and transport links. Three primary

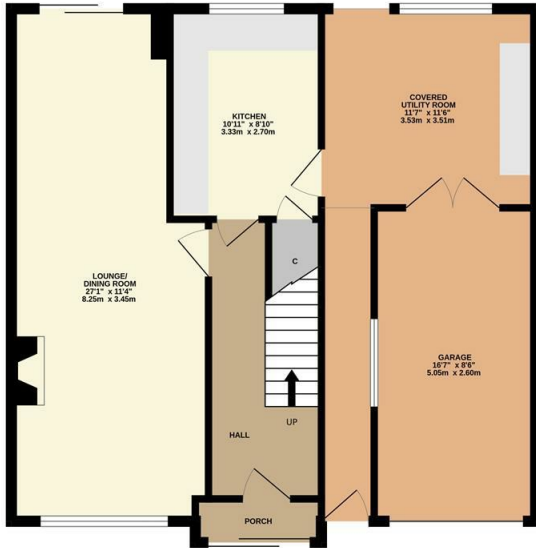
Monmouth Close

£270,000 Freehold

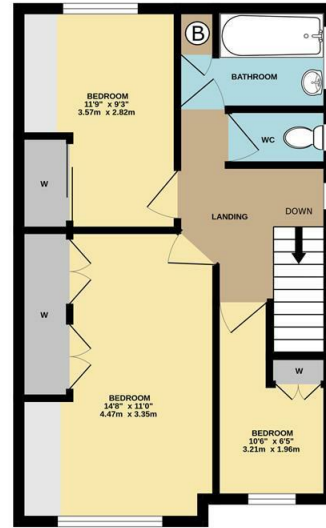


- No Upward Chain
- Huge Potential To Modernise
- Three Well Proportioned Bedrooms
- Garage
- Local Amenities Nearby
- Three Bedroom Semi Detached
- Spacious Living Room/Dining Room
- Well Maintained Garden
- Driveway
- Three Primary Schools Within Walking Distance

GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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 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		
(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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