



HR ESTATE AGENTS

3 Bedrooms

House

£275,000

Located in

Coventry





Leven Way

Coventry | CV2 2RA



Located in the highly sought-after area of Walsgrave, this immaculate three-bedroom semi-detached property offers a conveniently located and beautifully presented home, which would be an ideal purchase for families and first-time buyers alike.

Built in 1981, the property has been extensively updated. The modern fitted kitchen benefits from a range of integrated appliances, while the contemporary four-piece family bathroom features both a separate shower and a bathtub. Tastefully decorated throughout, the home is truly ready to move straight into with no work required.

Further benefits include off-road parking for two vehicles, an integral garage, double glazing, a gas combination boiler and a spacious rear gardens.

Walsgrave remains one of Coventry's most popular residential locations, offering excellent access to Coventry city centre, the M6 motorway, and the University Hospital (UHCW). A wide range of local shops, amenities and well-regarded schools are all within easy reach.

The property is comprised, entrance porch, open plan lounge/diner, kitchen and integral garage to the ground floor. On the first floor there are three well portioned bedrooms and a large four piece family bathroom. To the exterior of the home there is a driveway for two cars and grassed lawn to the front, and a spacious garden to the rear with side access. A viewing is highly recommended.

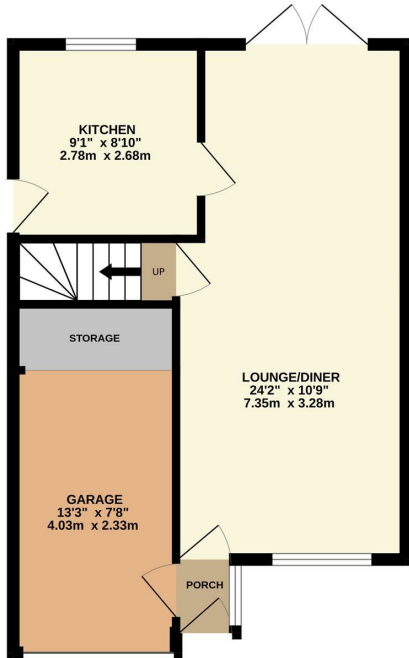
Leven Way

£275,000 Freehold

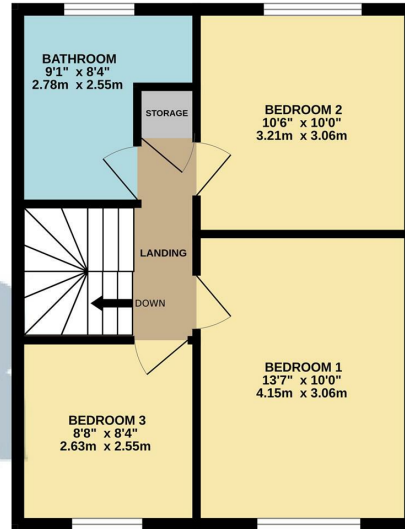


- Three Bedroom Semi-Detached House
- Double Glazed Windows Throughout
- Spacious Garden
- Great Local Amenities
- Driveway and Garage
- Gas Combination Boiler
- Sought After Area

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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			81
(55-68) D		57	
(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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