



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£295,000

Located in

Coventry





Arch Road

Coventry | CV2 5AB



HR Estate Agents are pleased to bring to the market this well-presented three-bedroom double bay-fronted semi-detached home, occupying a generous corner plot on the popular Arch Road, just off Ansty Road in Coventry.

Offering well-proportioned accommodation throughout, this property provides an excellent opportunity for buyers looking to move straight in while also offering fantastic scope to extend and add further value.

The ground floor comprises a welcoming porch leading into the entrance hall, a fitted kitchen, a spacious lounge/dining room with plenty of natural light, and a conservatory overlooking the rear garden, providing additional living space throughout the year.

To the first floor are three generous bedrooms together with a well-appointed family bathroom.

Outside, the property enjoys a particularly attractive corner plot with a beautifully maintained rear garden, offering plenty of space for relaxing, entertaining or family life. To the side is a detached garage, while the front of the property benefits from a private driveway providing off-road parking.

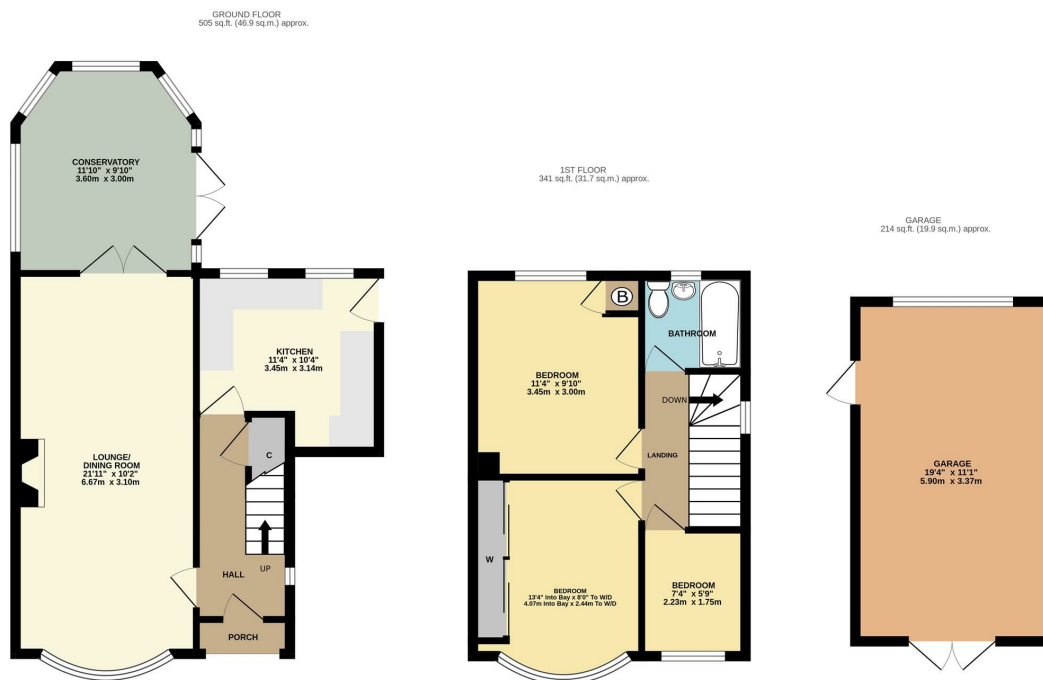
Arch Road is conveniently located just off Ansty Road, offering excellent access to a range of local amenities including shops, schools, supermarkets and parks. The property is also well positioned for commuters, with easy access to Coventry city centre, University Hospital Coventry & Warwickshire, the M6, M69 and A46 road networks.

Arch Road

£295,000 Freehold



- Well-presented three-bedroom double bay-fronted semi-detached home
- Spacious lounge/dining room with conservatory overlooking the garden
- Detached garage and private driveway providing off-road parking
- Generous corner plot on the popular Arch Road, just off Ansty Road
- Beautifully maintained rear garden, ideal for relaxing and entertaining



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 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

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		77
(55-68) D	62	
(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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