



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£350,000

Located in

Coventry





The Monks Croft

Coventry | CV3 6GX



Situated in the sought-after area of Styvechale, this extended three-bedroom semi-detached home occupies a generous corner plot and offers well-proportioned accommodation throughout.

The ground floor comprises an entrance hallway, a spacious lounge/dining room, a fitted kitchen with adjoining utility area, and access to a large garage, providing excellent storage or potential workshop space.

To the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a substantial rear and side garden, making it ideal for families or those looking for additional outdoor space. A driveway provides off-road parking, while an electric vehicle charging point adds a practical modern feature.

Located in one of Coventry's most popular residential areas, the property is well positioned for a range of local amenities, highly regarded schools, and excellent transport links, making it an ideal purchase for families and commuters alike.

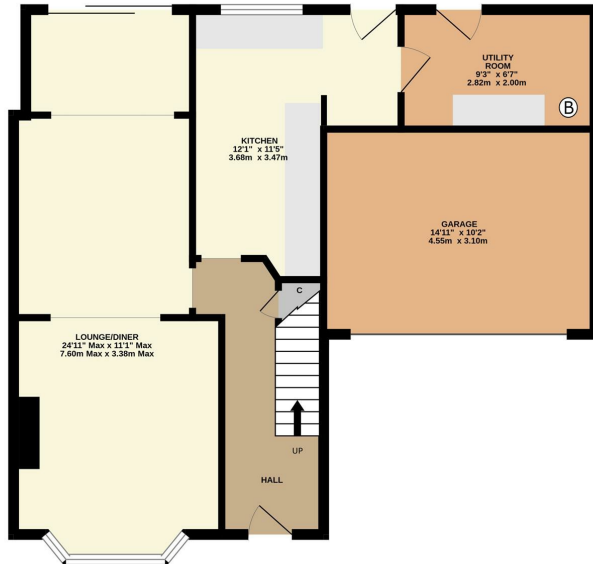
The Monks Croft

£350,000 Freehold

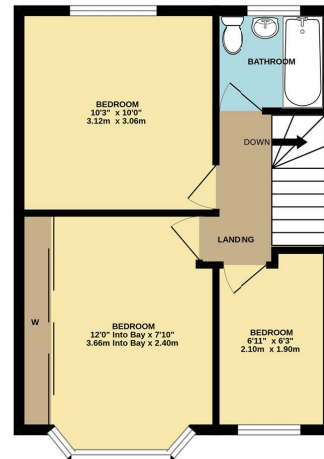


- 3 spacious bedrooms
- Lounge diner area
- Large garage
- Corner plot with large garden
- Close to Coventry amenities
- No Chain
- Functional kitchen and utility
- Driveway with EV charger
- Located in Styvechale
- Viewing recommended

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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

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		76
(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	

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