



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£210,000

Located in

Coventry





Grant Road

Coventry | CV7 9DF



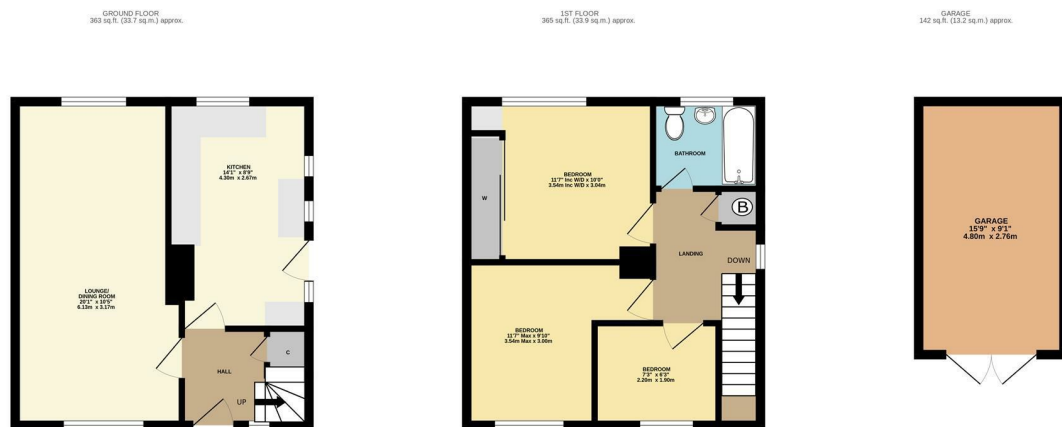
Three-bedroom semi-detached home in a prime Exhall location, offering spacious accommodation, a beautifully landscaped rear garden and garage. An excellent opportunity for first-time buyers, families or investors looking for a well-positioned property with plenty to offer.

Grant Road

£210,000 Freehold



- Three-bedroom semi-detached home
- Spacious lounge with dining space
- Two double bedrooms & one single
- Beautifully landscaped rear garden
- Family-friendly location with local schools nearby
- Prime Exhall location
- Modern kitchen with breakfast bar
- Contemporary family bathroom
- Driveway parking & garage
- Excellent transport links, including M6 & A444



TOTAL FLOOR AREA: 870 sq.ft. (80.8 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.

Made with Metropix G2025

Council Tax Band B

Local Authority B

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	

Number Three Siskin Drive
Coventry
CV3 4FJ


HR ESTATE AGENTS