



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£250,000

Located in

Coventry





Tiverton Road

Coventry | CV2 3DL



Emma Sheridan is absolutely delighted to present this stunning three-bedroom mid-terraced home, perfectly positioned in the heart of Wyken.

From the moment you step inside, it's clear this property has been lovingly cared for and beautifully upgraded to create a home that's both stylish and welcoming. The inviting entrance hallway leads to the lounge at the front, featuring a bay window that floods the room with natural light and a feature fireplace that sets a warm and homely tone.

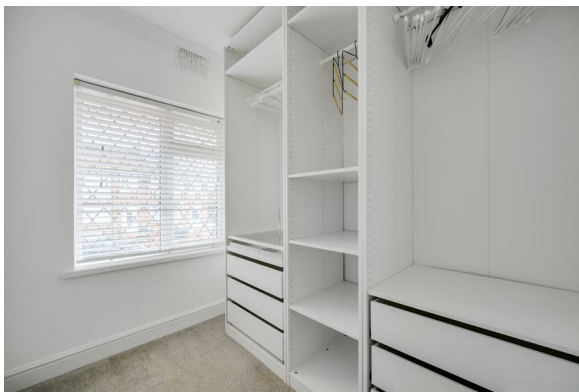
To the rear, you'll discover the true heart of the home — a fabulous open-plan kitchen diner that's been recently fitted. With modern integrated appliances, a contemporary breakfast bar, and plenty of space for a family dining table, this area is perfect for entertaining friends or enjoying relaxed family meals. French doors open directly onto the garden, creating a wonderful flow between indoor and outdoor living. Completing the ground floor is a separate utility area and a stylish downstairs toilet for added convenience.

Upstairs, there are two generous double bedrooms and a third room currently used as a dressing room — a flexible space that could easily be transformed into a nursery, home office, or guest bedroom depending on your needs.

Outside, the rear garden offers a private oasis, ideal for relaxing or socialising on sunny days. At the bottom of the garden, the garage has been (partially) cleverly converted into a versatile space — perfect as a home office, studio, gym, or beauty room, giving you the freedom to tailor it to your lifestyle. On-street parking is available to the front.

Tiverton Road

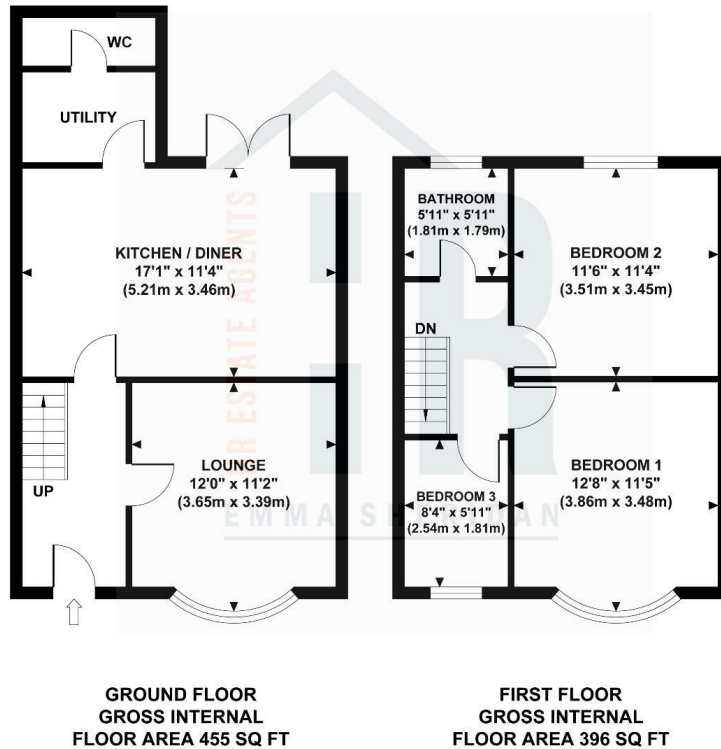
£250,000 Freehold



- Beautiful Throughout
- Converted Garage for Home Office, Beauty Room or Gym
- EPC Rating C & Council Tax Band B
- Lounge & Separate Open-Plan Kitchen Diner
- Near University Hospital & Great Schools
- Utility Space & Downstairs WC

TIVERTON ROAD

Approximate Gross Internal Area 851 sq ft / 79.06 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band B

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		87
(69-80) C	70	
(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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