



HR ESTATE AGENTS

4 Bedrooms

House - Detached

£375,000

Located in

Coventry





Amelia Crescent

Coventry | CV3 1NB



Zacharias Ermogenous is proud to present this beautifully presented four-bedroom detached home combines spacious accommodation with practical family living. Built in 2013 and maintained to an excellent standard throughout, the property benefits from a neutral décor, fitted wardrobes to all bedrooms, an integral garage, and a private driveway.

The welcoming entrance hall leads into a generous lounge, flooded with natural light and finished in stylish neutral tones, creating the perfect space to relax and unwind.

To the rear, the modern kitchen/dining room serves as the heart of the home, offering ample space for both family life and entertaining. French doors open onto the rear garden, allowing plenty of natural light to flow through. A separate utility room and downstairs WC add further convenience.

Upstairs, there are four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a private en-suite shower room and attractive Juliet balcony, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the enclosed east-facing garden provides a private outdoor space, mainly laid to lawn with mature planting and a seating area ideal for enjoying the morning sun. The property also benefits from loft storage, an integral garage, and driveway parking.

Amelia Crescent is ideally positioned for access to local amenities, highly regarded schools, Warwickshire Shopping Park, University Hospital Coventry, and excellent transport links including the A46, M6, M69, and M1, making it an ideal choice for families and commuters alike.

A fantastic family home in a highly convenient location, ready to move straight into.

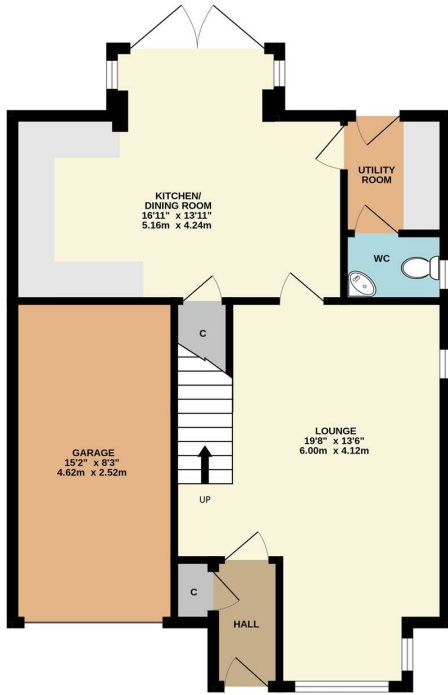
Amelia Crescent

£375,000 Freehold

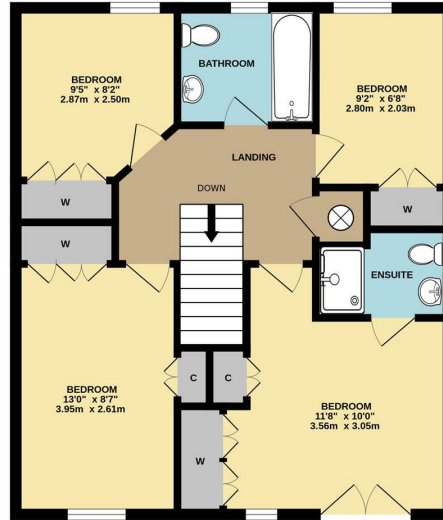


- Four-bedroom Detached Family Home
- Modern kitchen/dining room with French doors
- Master Bedroom with En-Suite and Juliet balcony
- Integral Garage
- Solar Panels
- Spacious Lounge
- Utility Room
- Multi car Driveway
- Downstairs WC

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 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 Metreplex ©2025

Council Tax Band D

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	88	89
(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