



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Offers Over

£190,000

Located in

Coventry





Sandy Lane

Coventry | CV6 3FZ



Sandy Lane, Coventry, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a versatile room on the ground floor that can serve as an additional reception room, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a welcoming lounge that provides a warm atmosphere for relaxation and entertaining. The kitchen, located at the rear of the house, is functional and well-equipped, making meal preparation a pleasure. The ground floor also features a convenient downstairs WC, enhancing the practicality of the living space.

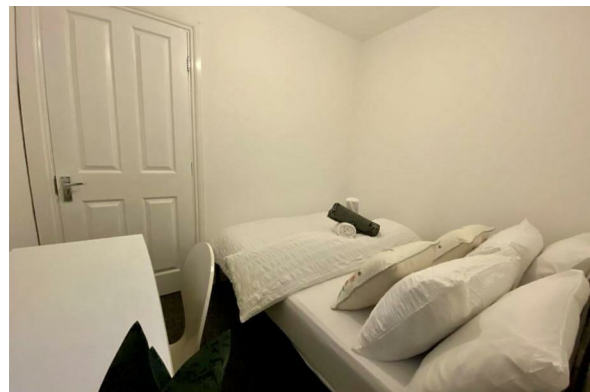
Upstairs, you will find a modern shower room, serving the three bedrooms with ease. Each bedroom is bright and airy, offering a peaceful retreat at the end of the day.

The property boasts both front and rear gardens, providing outdoor space for gardening enthusiasts or a safe area for children to play. On-street parking is available, ensuring that you will have no trouble finding a space for your vehicle.

Situated in the CV6 Radford area, this home is conveniently located near local shops and bus routes, making it easy to access all the amenities you may need. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new home.

Sandy Lane

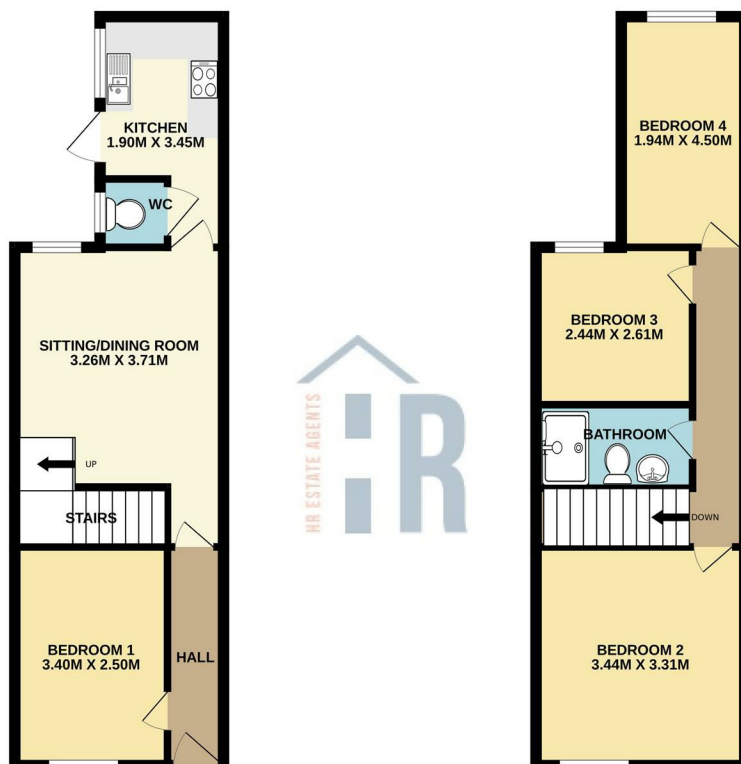
£190,000 Freehold



- 3/4 bedroom mid-terrace house, Ground floor bedroom/reception room
- Upstairs shower room, Front and rear gardens
- Lounge with rear kitchen, Downstairs WC for convenience
- On-street parking available, Close to local shops and bus routes

GROUND FLOOR

1ST FLOOR



THREE/FOUR BEDROOM TERRACE

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 A

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		
(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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