



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

Offers Over

£175,000

Located in

Coventry





# Torrington Avenue

Coventry | CV4 9AR



Rockwell Allen is proud to present this 2 bed mid terraced property, briefly consisting Lounge, Kitchen, Two double bedrooms, Family Bathroom and rear garden.

This charming mid-terrace property offers practical and comfortable living, making it an ideal starter home or potential investment. The accommodation briefly comprises an entrance hallway, a spacious lounge/diner with dual-aspect windows, and a fitted kitchen complete with integrated oven and hob.

To the first floor, there are two good-sized bedrooms and a family bathroom with a shower over the bath. The property benefits from gas central heating and double-glazed uPVC windows and external doors, providing warmth and energy efficiency throughout.

Externally, there is a block-paved frontage and an attractive, easy-to-maintain rear garden featuring a paved patio and lawn, perfect for relaxing or entertaining.

Situated in a well-connected area with a range of local amenities, it is conveniently located for easy access to the A45 for travel across the city or Canley or Tile Hill train station for rail travel.

# Torrington Avenue

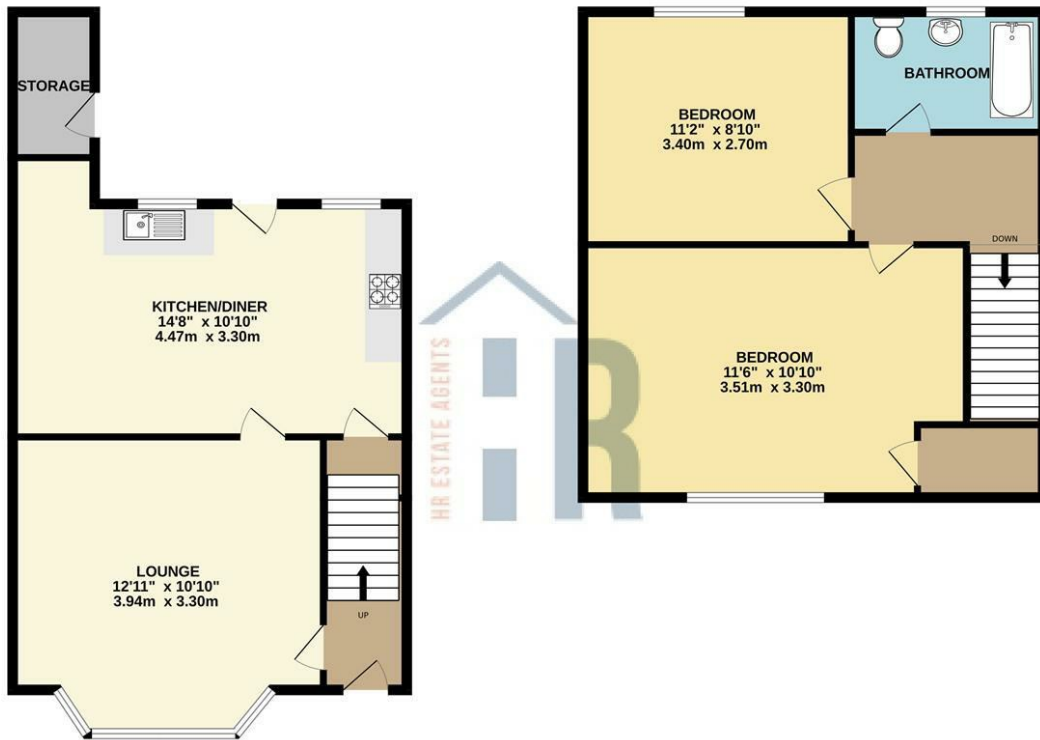
£175,000 Freehold



- No Chain
- Large Kitchen
- Close To Ammenities
- Two Bedrooms
- Family Bathroom

GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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