



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£325,000

Located in

Coventry





Brinklow Road

Coventry | CV3 2DS



WOW – LOOKS CAN BE DECEIVING. Ever fancied owning your very own secret garden, a hidden outdoor escape where the family can relax, children can explore, and summer evenings can be enjoyed in complete privacy? This is one of those homes that offers far more than first meets the eye.

Brinklow Road

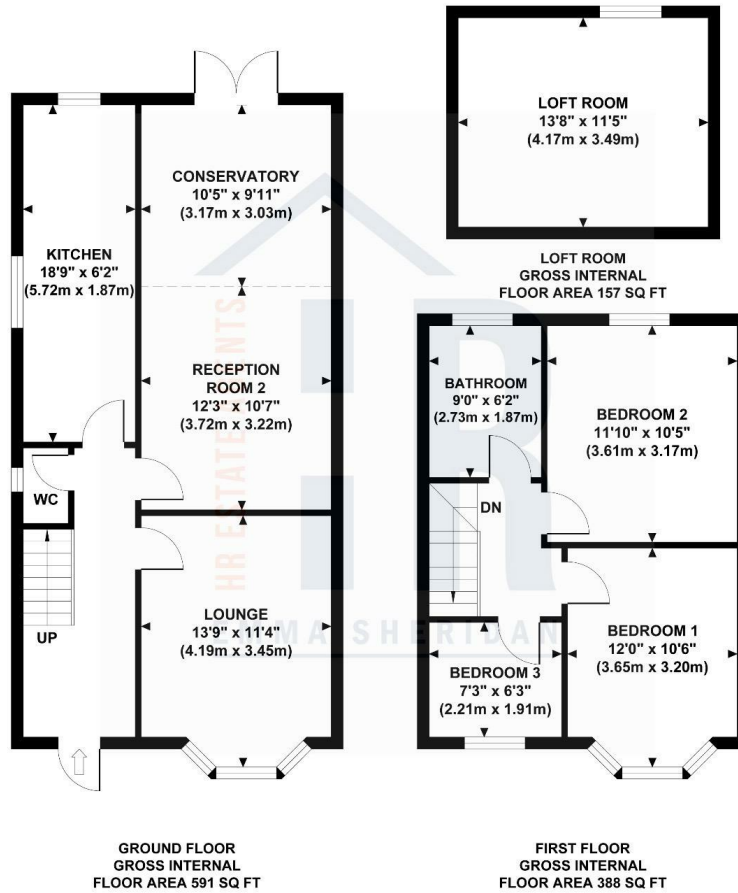
£325,000 Freehold



- Lovely family home with fantastic curb appeal
- Three bedrooms, family bathroom, and fixed staircase to converted loft space
- Conservatory providing extra living space overlooking the garden
- Beautiful rear garden plus a rare hidden "secret garden" surrounded by mature trees
- EPC Rating D & Council Tax Band C
- Two reception rooms including bay-front lounge with feature fireplace
- Detached garage, sheds for storage, and convenient CV2 location close to all amenities, also University Hospital
- Separate modern kitchen plus downstairs WC
- Off-road parking, EV charger, and useful side access

BRINKLOW ROAD

Approximate Gross Internal Area 1136 sq ft / 105.53 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 C

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	61	71
(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
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CV3 4FJ


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