



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

Offers Over

£260,000

Located in

Coventry





William Bristow Road

Coventry | CV3 5LP



*** CASH BUYERS ONLY***

Nestled in the charming area of Cheylesmore, Coventry, this mid-terrace house on William Bristow Road presents a wonderful opportunity for those seeking a project with great potential. Built in 1930, the property boasts two spacious double bedrooms, making it ideal for small families or professionals looking for extra space.

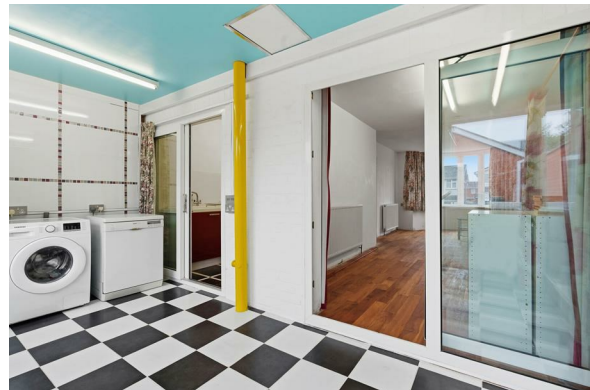
Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The property features two bathrooms, a valuable addition that enhances convenience for residents and guests alike. The house has been extended to the rear, providing additional living space that can be tailored to your needs.

One of the standout features of this property is the double cavity built garage, which offers ample storage or the possibility of conversion for further living space. The staircase leading to the loft area presents an exciting opportunity for those with a creative vision, allowing for the potential to expand the living area even further.

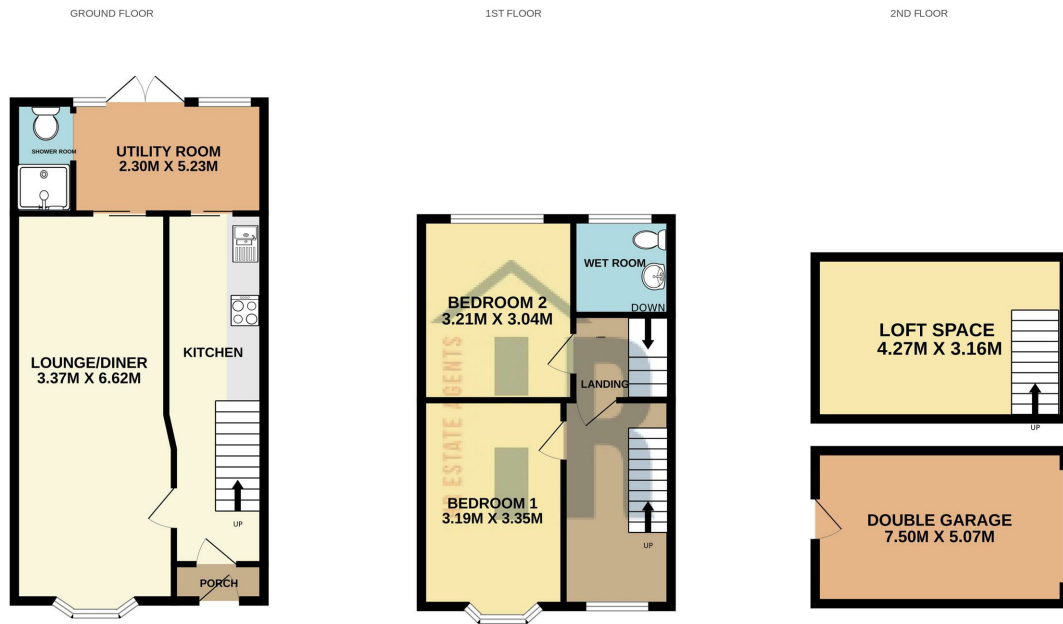
The interior is mainly tiled and features wooden or laminate flooring throughout, providing a modern and easy-to-maintain aesthetic. The property benefits from double glazing, ensuring warmth and comfort during the colder months. Off-road parking is also available, adding to the convenience of this lovely home.

William Bristow Road

£260,000 Freehold



- 2 spacious double bedrooms, 2 modern bathrooms
- Staircase to loft area, Double glazing throughout
- Mainly tiled and wooden floors, Mid-terrace house in Cheylesmore
- Extended rear for extra space, Double cavity built garage
- Off-road parking available, Rear access for convenience
- CASH BUYERS ONLY DUE TO FOAM LOFT INSULATION



TWO BEDROOM WITH LOFT ROOM

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 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	73	
(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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