



HR ESTATE AGENTS

2 Bedrooms

House - End Terrace

Offers Over

£185,000

Located in

Coventry





# Emerson Road

Coventry | CV2 5HW



This delightful two bedroom end of terrace house is situated in the highly sought after area of Poets Corner. Located amongst schools, shops, amenities, parks and great transport links this property would make an ideal first time buyer home or investment.

The home is comprised; lounge, kitchen and large storage/Pantry room to the ground floor. On the first floor there are two spacious double bedrooms as well as a family bathroom. To the exterior of the home there is a spacious garden to the rear, side access around the property and plenty of on street parking to the front.

This is a property not to be missed so book your viewing today!

University Hospital Coventry & Warwickshire - 6 Minute Drive

Coventry City Centre - 8 Minute Drive

# Emerson Road

£185,000 Freehold

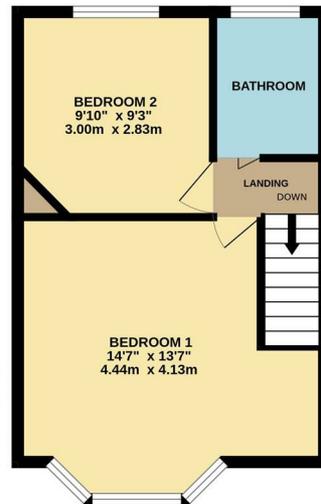


- Two Bed End Of Terrace House
- Double Glazed Windows
- Walking Distance to Shops and Amenities
- Close to Coventry Hospital (UHCW)
- Gas Central Heating
- Great Local Schools
- Transport Links to City Centre
- No Chain

GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 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 B 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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

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