



HR ESTATE AGENTS

6 Bedrooms

House

Offers Over

£425,000

Located in

Coventry





St. Margarets Avenue

Coventry | CV8 3LJ



Zacharias Ermogenous is delighted to present this exceptional family home, situated in the highly sought-after village of Wolston. This impressive and deceptively spacious six-bedroom terraced property offers approximately 1,893 sq. ft. of versatile living accommodation arranged over three floors, making it an ideal choice for growing families, those working from home, or multi-generational living.

The ground floor welcomes you with an inviting entrance hall leading to a generous lounge, a separate dining room, and a well-proportioned kitchen/breakfast room that forms the heart of the home. A dedicated study provides the perfect space for home working, while a convenient downstairs WC completes the ground floor accommodation.

The first floor comprises four well-sized bedrooms, including one with en-suite facilities, together with a modern family bathroom. The second floor offers two further spacious bedrooms, one benefitting from its own en-suite shower room, creating an ideal principal suite or private guest accommodation.

Externally, the property enjoys a private rear garden, perfect for relaxing, entertaining, or family gatherings, along with two allocated parking spaces providing convenient off-road parking.

Located in the desirable village of Wolston, the property benefits from a strong sense of community, highly regarded local schooling, village amenities, and excellent transport links to Coventry, Rugby, Leamington Spa, and surrounding areas. The village also offers an abundance of outdoor recreational opportunities, with nearby parks, open green spaces, children's play areas, and sports fields, making it an excellent location for families and those who enjoy an active lifestyle.

This represents a fantastic opportunity to acquire a substantial and flexible family home in one of Warwickshire's most desirable village locations.

St. Margarets Avenue

£425,000 Freehold



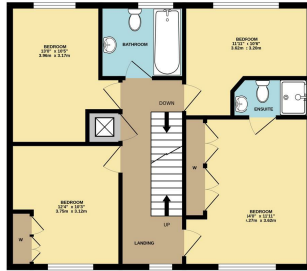
- Deceptively Large
- Village Location
- Allocated Parking x2
- 6 Bedrooms

- Family Home
- Master En-Suite
- Sought After Location
- EV Charge Point

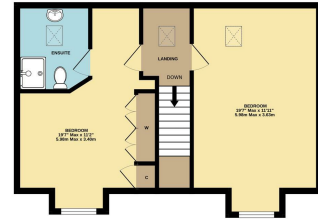
GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



2ND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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 F 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			86
(69-80) C		78	
(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	

Number Three Siskin Drive
Coventry
CV3 4FJ

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