

Hiron Croft, Coventry, CV3 6HU

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Hiron Croft || CV3 6HU

£325,000



***FINHAM PARK SCHOOL
CATCHMENT AREA***

Much improved and extended by the current owners. Situated in a quiet cul-de-sac location within close proximity to the War Memorial Park, Railway Station and the City Centre.

The ground floor comprises; entrance hallway, lounge, dining room and an extended kitchen.

The first floor comprises; landing, 3 good sized bedrooms and a family bathroom.

To the front is a block paved driveway providing ample off-road parking and a large garage. To the rear there is a private lawn rear garden with paved patio areas.

Do not miss out, call to view!



Call me
to book a
viewing



Paul Petticrew
02476 500019

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Extended Kitchen
- Re-fitted Bathroom
- Re-Fitted Kitchen
- Block Paved Driveway
- Large Garage
- Finham Park School Catchment
- Energy Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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paul.petticrew@newman.uk.com

newman.uk.com

Friars House, Manor House Drive, Coventry
CV1 2TE

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

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