

## Amelia Crescent , Coventry, CV3 1NA Offers over £300,000

Evans Estates are Very Proud to Present this Three Bedroom Detached Family Home Offered with No Upward Chain. The property is situated in the Copeswood area of the city and has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of an entrance hall, ground floor cloakroom, kitchen and lounge. To the first floor there are three bedrooms including a master bedroom with en suite shower room and further family bathroom. Externally there is a rear enclosed garden, off road parking with direct access to a garage.

- DETACHED
- COPESWOOD ESTATE
- OFF ROAD PARKING
- THREE BEDROOMS
- GARAGE
- NO CHAIN

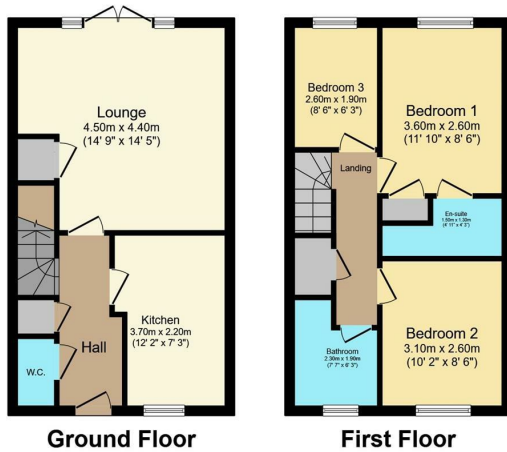
### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.





## Floor Plan



Total floor area 73.8 m<sup>2</sup> (794 sq.ft.) approx

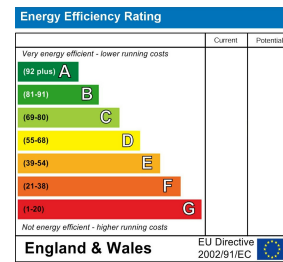
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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