



## Kirton Close , Coventry, CV6 2PG Offers over £365,000

Evans Estates is delighted to present this impressive six-bedroom semi-detached family home located on Kirton Close in the desirable Keresley area of Coventry. This spacious property is perfect for families seeking a comfortable and versatile living space.

Upon entering, you are welcomed by a generous entrance hall that leads to a well-appointed ground floor. The ground floor features a welcoming lounge, a versatile reception room that can also serve as a bedroom, complete with its own shower room, and an extended kitchen diner that is ideal for family gatherings and entertaining guests. Additionally, a utility room provides extra convenience for daily chores.

The first floor boasts four well-proportioned bedrooms, including a master suite with an en suite shower room, ensuring privacy and comfort. A further family bathroom on this level caters to the needs of the household. Ascending to the second floor, you will find two additional bedrooms and another shower room, offering ample space for family or guests.

The property benefits from double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. Externally, there is off-road parking for one vehicle, and the rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

- SIX / SEVEN BEDROOMS
- EXTENDED KITCHEN / DINER
- SEMI DETACHED
- 4 BATHROOMS
- OFF ROAD PARKING

### Viewing

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



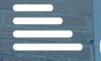
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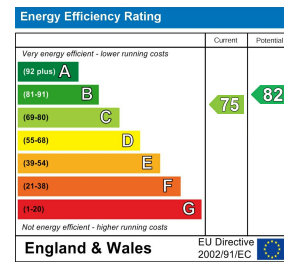
## Floor Plan



## 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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