

## Middlemarch Road , Coventry, CV6 3GP Offers over £265,000

Evans Estates is delighted to present this charming five-bedroom semi-detached family home located on Middlemarch Road in the vibrant Radford area of Coventry. This property offers a perfect blend of space and comfort, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious entrance hall that leads into a generous through lounge diner, perfect for both entertaining guests and enjoying family time. The refitted kitchen is well-equipped, providing a functional space for culinary pursuits. The layout of the home is thoughtfully designed, with three bedrooms and a family bathroom conveniently located on the first floor, ensuring ample room for family members or guests. The second floor features two additional bedrooms, offering flexibility for use as a home office, playroom, or guest accommodation.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Externally, you will find off-road parking at the front, a valuable feature in this bustling area. The rear garden is beautifully landscaped, providing a tranquil outdoor space for relaxation, gardening, or family gatherings.

Situated in Radford, this home is well-connected to local amenities, schools, and

- Semi Detached Family Home
- Five Bedrooms
- Through Lounge Diner
- Refitted Kitchen
- Off Road Parking
- Landscaped Rear Garden

### 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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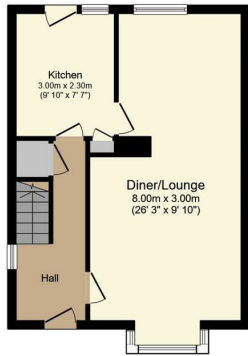
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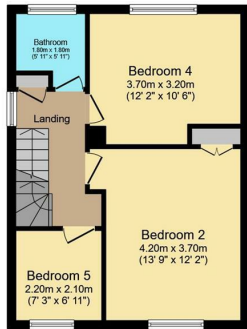
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## Floor Plan

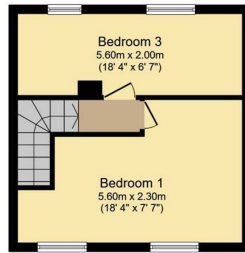
## Area Map



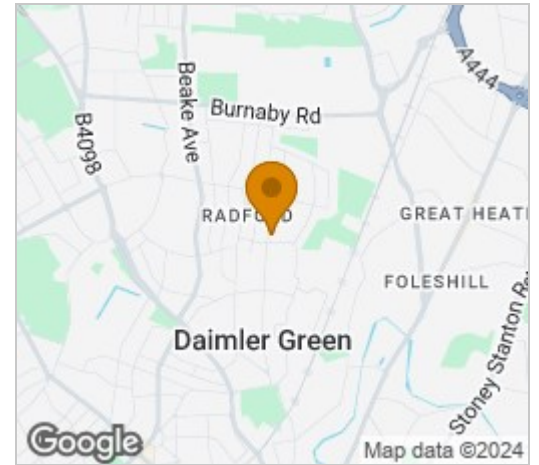
Ground Floor



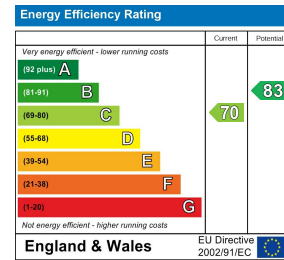
First Floor



Second Floor



## Energy Efficiency Graph



Total floor area 114.3 m<sup>2</sup> (1,230 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). Powered by [www.focalagent.com](http://www.focalagent.com)



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