

## Butlin Road , Coventry, CV6 4JS Offers over £185,000



Evans Estates is delighted to present this charming three-bedroom semi-detached family home, located on Butlin Road in the desirable Holbrooks area of Coventry. This property is offered with no upward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge, perfect for relaxation and family gatherings. The kitchen diner is a delightful space, providing ample room for dining and entertaining, making it the heart of the home.

The first floor boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, catering to the needs of the household.

This property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Externally, you will find gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, there is an outside WC for added convenience.

Situated within the catchment area of The President Kennedy School, this home is perfect

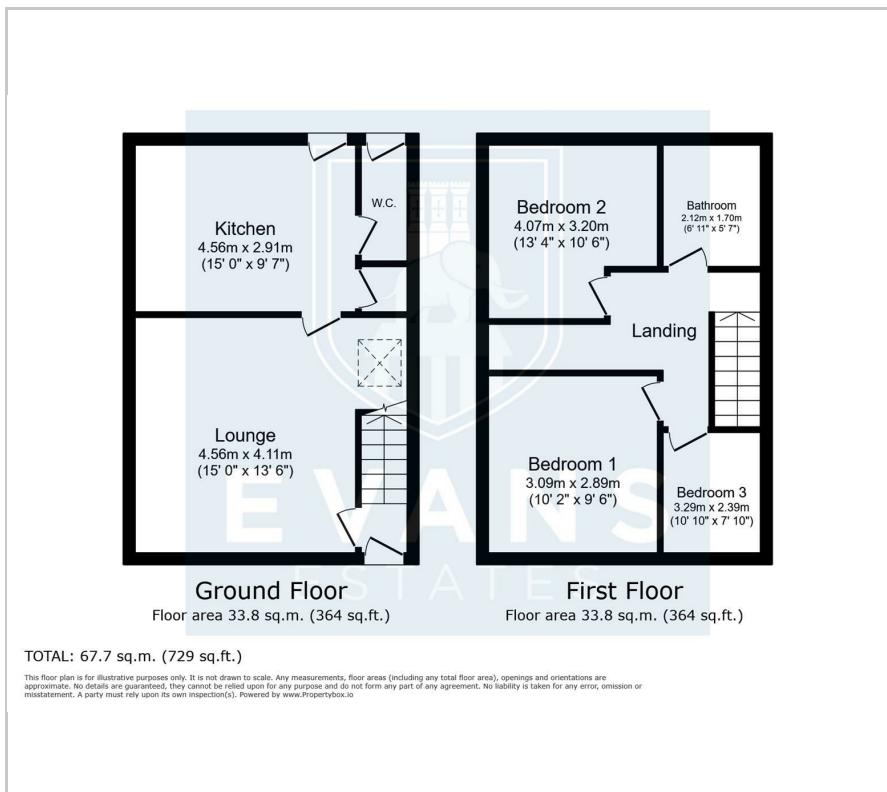
- **No Upward Chain**
- **Lounge and Kitchen Diner**
- **Three Bedrooms**
- **Outside WC**

### Viewing

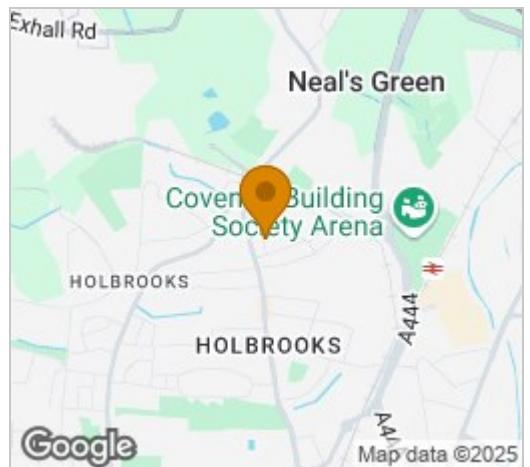
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



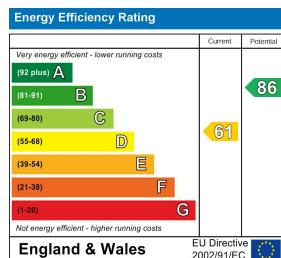
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.**

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