



## Houldsworth Crescent , Coventry, CV6 4HL Offers over £250,000

Evans Estates is delighted to present this stunning semi-detached house located on a desirable corner plot in Houldsworth Crescent, Coventry. Nestled within the Holbrooks area, this property is ideally situated within the catchment area for the highly regarded President Kennedy School, making it an excellent choice for families.

Upon entering, you are welcomed by an entrance hall that leads to three well-proportioned reception rooms, including a comfortable lounge, a charming dining room, and a delightful conservatory or sun room, perfect for relaxation or entertaining guests. The refitted kitchen is both modern and functional, providing an ideal space for culinary pursuits.

The first floor boasts three inviting bedrooms, each offering ample space and natural light, along with a refitted family bathroom that caters to all your needs. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Externally, the house is surrounded by well-maintained gardens to the front, side, and rear, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking is available, adding to the convenience of this charming home.

- Corner Plot
- Three Bedrooms
- Refitted Family Bathroom
- Refitted Kitchen
- Dining Room
- 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.



3



1



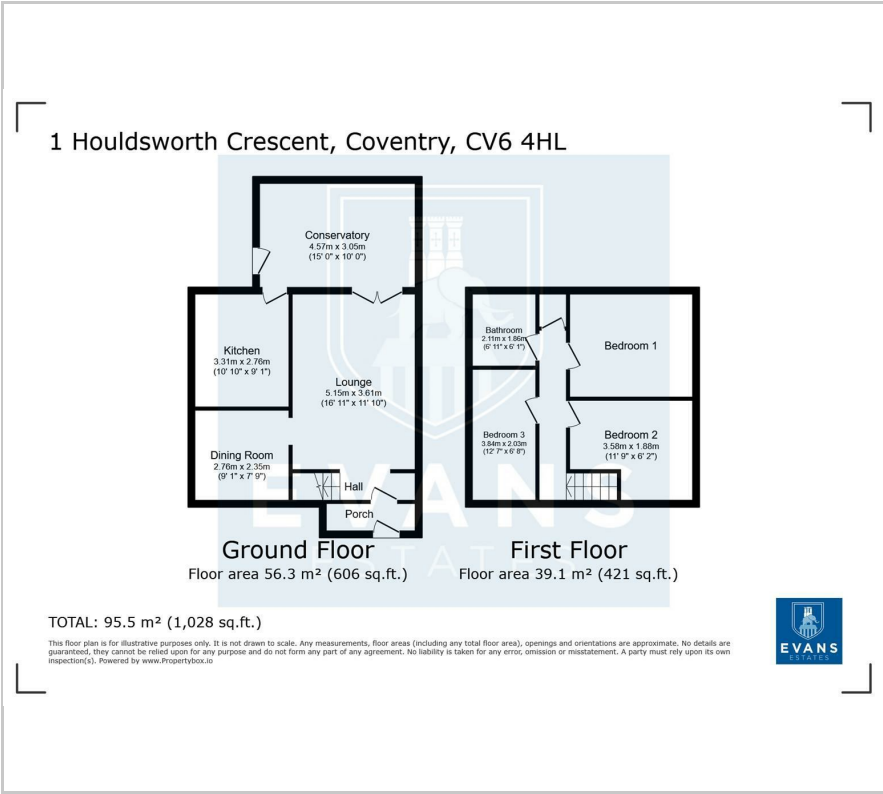
3



D



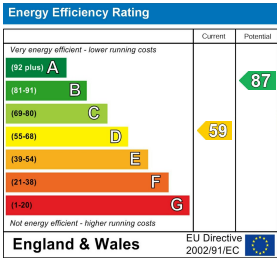
Floor Plan



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.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX  
Tel: 02476333363 Email: [info@evans-estates.co.uk](mailto:info@evans-estates.co.uk) <https://www.evans-estates.co.uk>