# St. Helens Way

## Allesley, Coventry, CV5 9DX

## Offers over £275,000

We are delighted to present to the market a splendid semi-detached bungalow, available for immediate purchase with no upward chain. This property boasts a sizeable layout, with two bedrooms and one bathroom, offering ample space for comfortable living.

The property includes a single, well-equipped kitchen. Moreover, the bungalow benefits from a welcoming reception room, providing a cosy space to relax and entertain guests.

Located in a highly sought-after area of Allesley, the property is conveniently situated close to green spaces, schools, and both walking and cycling routes. This location is ideal for those who appreciate the tranquillity of nature whilst also benefitting from essential amenities within close proximity.

Furthermore, the property comes with a large driveway and a garage, providing ample parking space, a feature that is greatly valued by homeowners.

The property falls under Council Tax Band D and has an EPC rating of D, indicating a moderate level of energy efficiency.

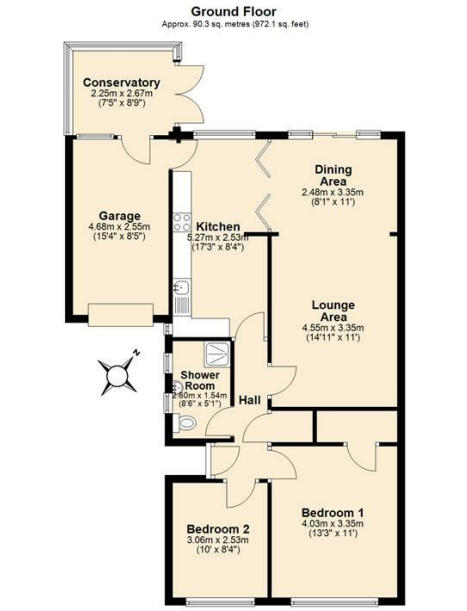
Combined with its prime location and features, makes it an attractive option for a variety

## Viewing

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

2 1 1 D

## Floor Plan

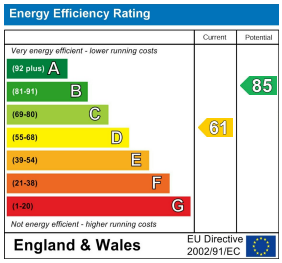



Total area: approx. 90.3 sq. metres (972.1 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel:024 7629 1555
Plan produced using PlanUp.

## 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 https://www.evans-estates.co.uk**