



EVANS  
ESTATES



## Tamworth Road

Keresley End, Coventry, CV7 8JG

### Offers over £375,000

Nestled on Tamworth Road in the charming area of Keresley End, Coventry, this delightful semi-detached family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. Offered with no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to two well-proportioned reception areas, perfect for both relaxation and entertaining. The lounge provides a cosy space to unwind, while the dining area offers an ideal setting for family meals and gatherings. The heart of the home is undoubtedly the refitted kitchen, which boasts modern fixtures and ample storage, making it a joy for any home cook.

The first floor accommodates three generous bedrooms, each providing a peaceful retreat for rest and relaxation. The refitted family bathroom is tastefully designed, ensuring convenience for the whole family.

Externally, the property features well-maintained gardens to both the front and rear, enhancing the overall appeal. The extensive rear garden is a standout feature, offering plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking and a garage provide practical solutions for your vehicle.

- No Upward Chain
- Three Bedroom Semi Detached Family Home
- Off Road Parking
- Refitted Family Bathroom
- Refitted Kitchen

### 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



2



D



## Floor Plan



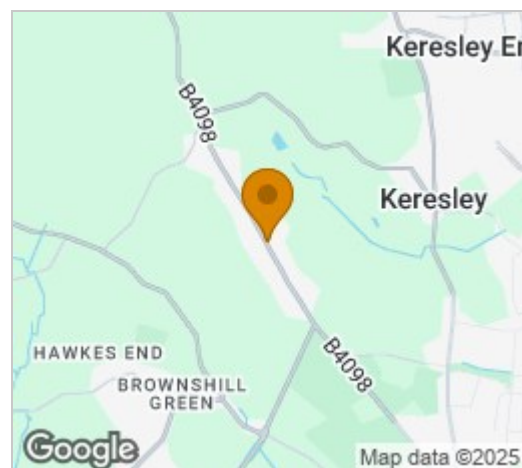
### Ground Floor

### First Floor

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).  
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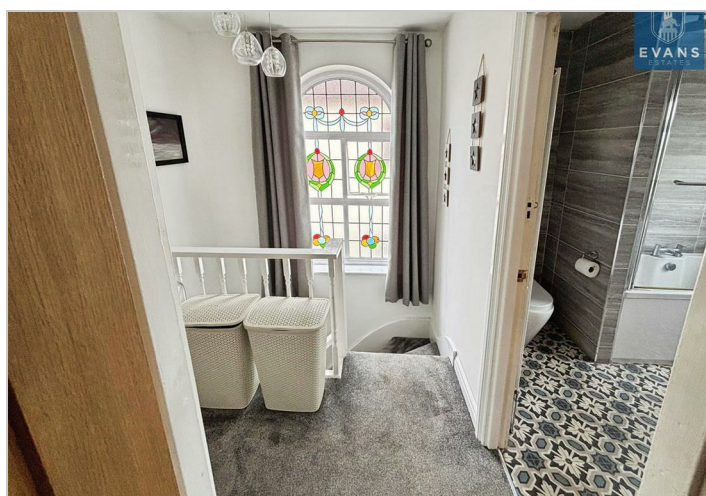
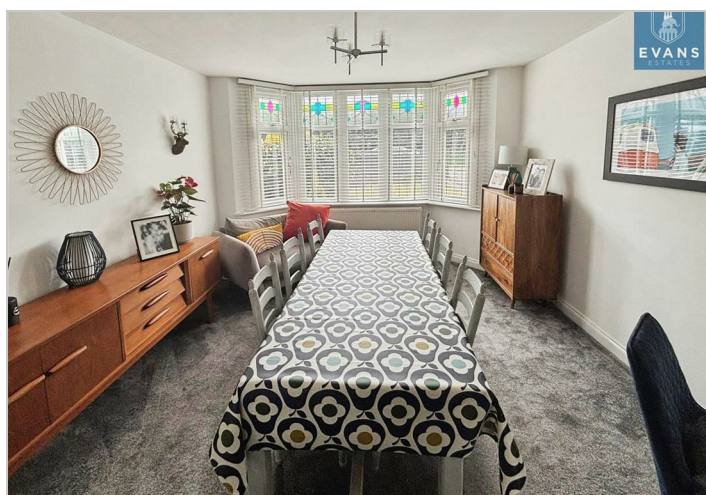
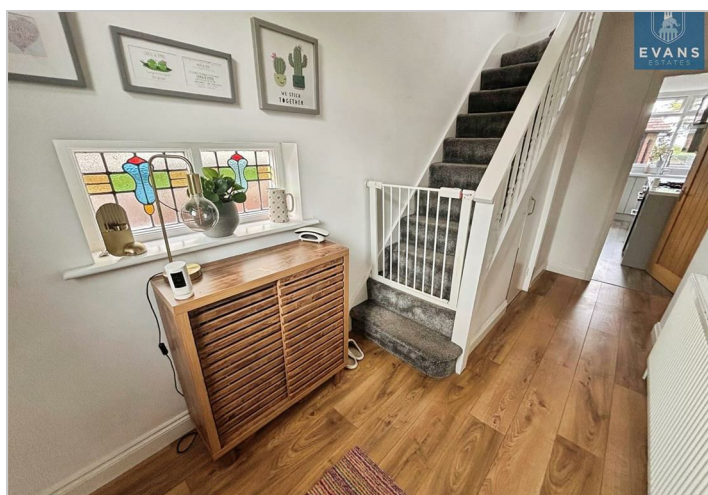
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## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			7
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	EU Directive



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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