

**EVANS**  
ESTATES



## Mapleton Road , Coventry, CV6 2BA Offers over £250,000

Evans Estates is delighted to present this charming four-bedroom terraced family home located on Mapleton Road in the desirable Coundon area of Coventry. This property offers a perfect blend of comfort and convenience, 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 delightful through lounge diner, providing an excellent space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into a conservatory, which invites natural light and offers a lovely view of the garden.

The first floor features three bedrooms, complemented by a recently refitted shower room, ensuring modern amenities for your family's needs. Ascending to the second floor, you will find the master bedroom, which boasts its own refitted shower room, providing a private retreat for relaxation.

The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Externally, there is off-road parking available for two vehicles, a valuable asset in this bustling area. The rear enclosed garden offers a peaceful outdoor space, perfect for family gatherings or quiet evenings, with convenient

- Four Bedroom Family Home
- Through Lounge Diner
- Conservatory
- Refitted Bathroom

### 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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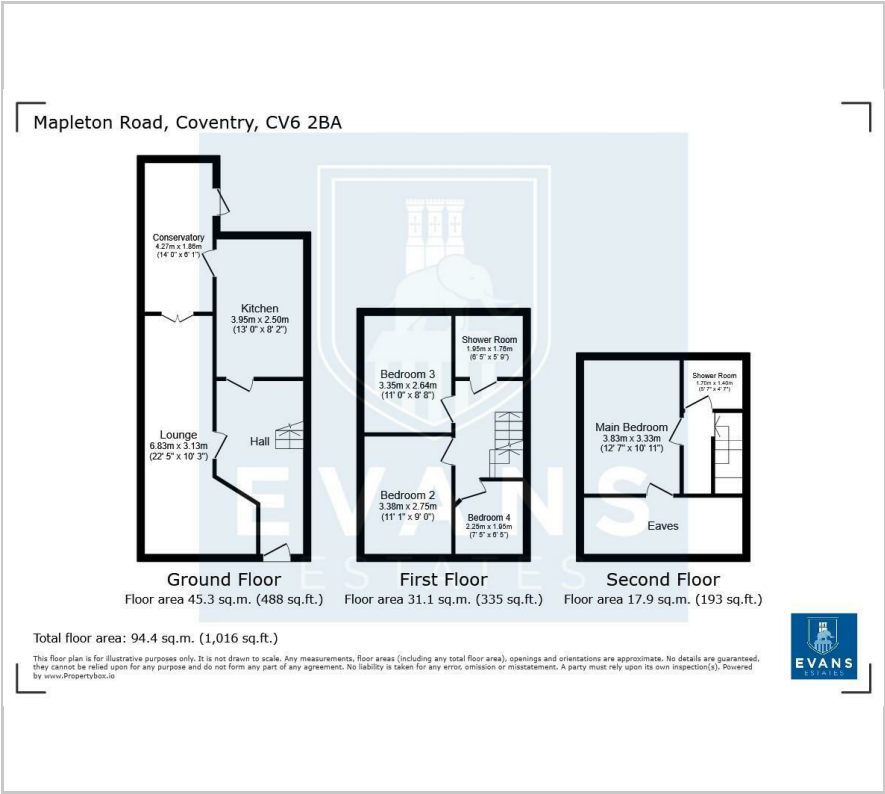
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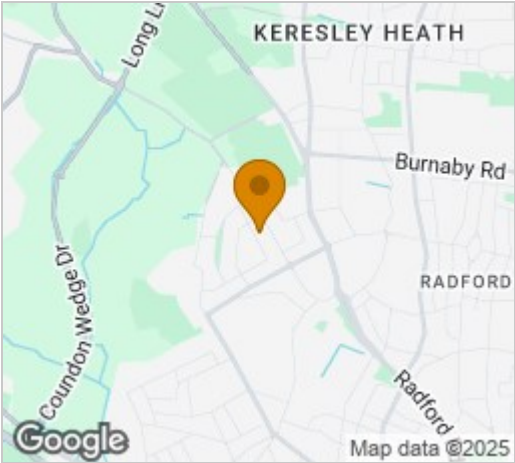
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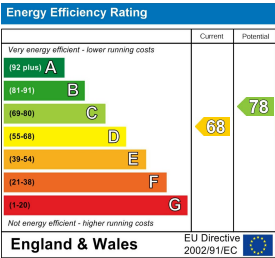
Floor Plan



Area Map



Energy Efficiency Graph



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