



EVANS
ESTATES



Sherbourne Crescent , Coventry, CV5 8LG Offers over £250,000

Evans Estates is delighted to present this attractive three-bedroom terraced house, offered for sale in good condition and set within a sought-after location. This inviting property is ideal for first-time buyers, families, or investors seeking a smart addition to their portfolio.

The house provides well-proportioned accommodation across three floors, benefitting from three comfortable bedrooms, all designed to meet the needs of modern living. It features two well-appointed bathrooms, ensuring convenience and comfort for household members as well as guests. The overall layout is practical and functional, catering to a wide range of lifestyle requirements.

Positioned in an area renowned for its proximity to a selection of highly regarded schools, the property is a convenient choice for families with children. Its location also boasts easy access to green spaces and nearby parks, perfect for those who appreciate outdoor activities, leisurely strolls, or simply relaxing in nature. Furthermore, several walking routes are available in the vicinity, offering ample opportunities for exercise and exploration.

This terraced house represents an excellent opportunity to reside in one of the area's

- No Chain
- Private keyed access to Lake View Park
- Christ The King Catchment Area
- Open Plan Kitchen Diner
- Good Condition

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



2



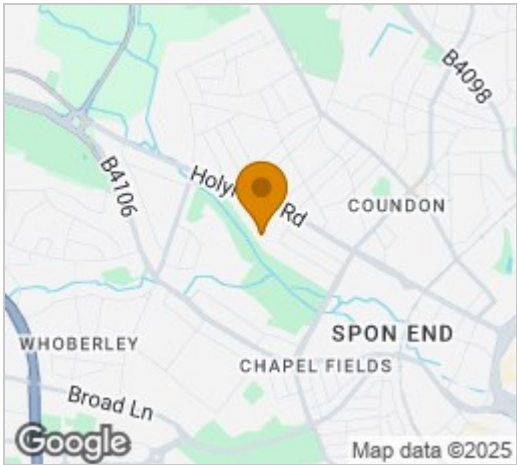
1



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 <https://www.evans-estates.co.uk>