



**EVANS**  
ESTATES



## Trenance Road , Exhall, CV7 9FJ Offers over £210,000

Evans Estates is delighted to present this charming two-bedroom semi-detached bungalow located on Trenance Road in the desirable area of Exhall. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for individuals or small families.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The through lounge diner provides a versatile space for dining and socialising, while the refitted kitchen is both functional and stylish, catering to all your culinary needs. The bungalow features two well-proportioned bedrooms, ensuring ample space for rest and privacy. A modern, refitted shower room adds to the appeal, providing a contemporary touch to your daily routine.

The property is enhanced by the addition of a conservatory, which offers a lovely spot to enjoy the garden views throughout the seasons. A utility room further adds to the practicality of the home, providing extra storage and laundry facilities.

Externally, the bungalow boasts off-road parking at the front, complete with a carport for added convenience. The rear garden offers a private outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air.

- Semi Detached Bungalow
- Refitted Kitchen
- Refitted Shower Room
- Off Road Parking
- Conservatory

### 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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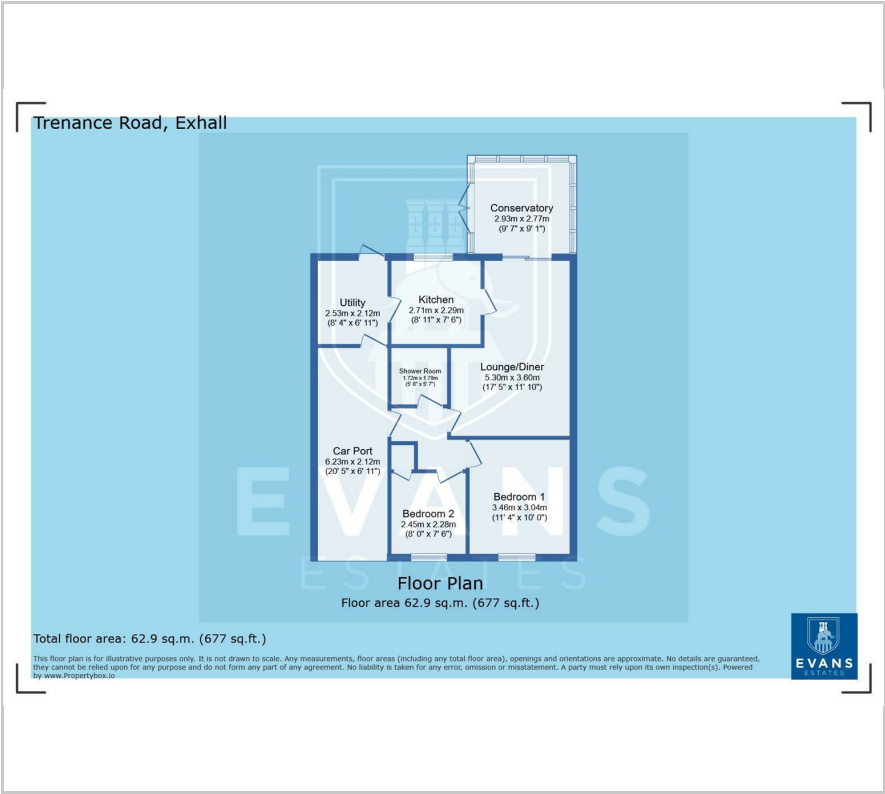
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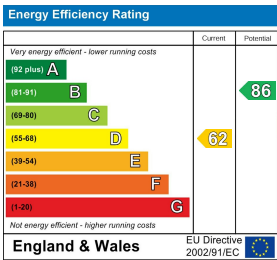
Floor Plan



Area Map



Energy Efficiency Graph



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