

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.

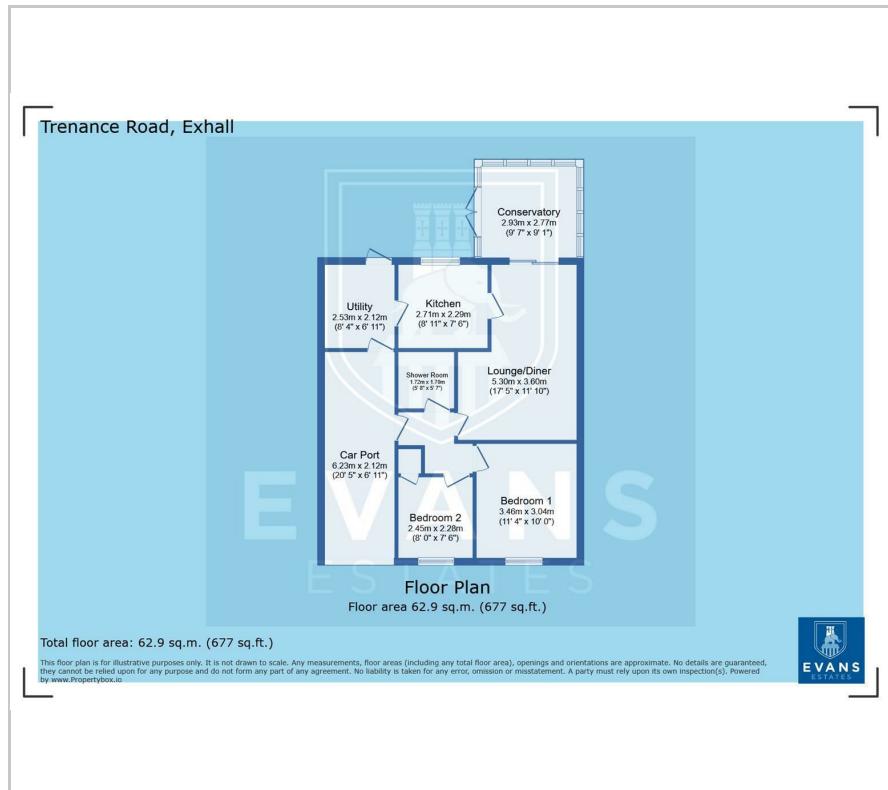
- **Semi Detached Bungalow**
- **Refitted Kitchen**
- **Refitted Shower Room**
- **Off Road Parking**
- **Conservatory**

Viewing

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



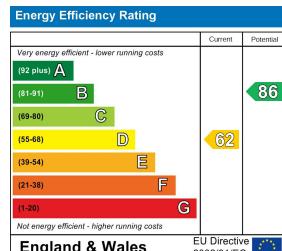
Floor Plan



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.

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