

## Shorncliffe Road , Coventry, CV6 1GQ Offers over £320,000

Evans Estates is delighted to present this immaculate three-bedroom semi-detached house located on Shorncliffe Road, Coundon, Coventry. Positioned in a sought after location, this property offers convenient access to a variety of local amenities. The house features one reception room and an open-plan kitchen with natural light and a dedicated dining space, providing practical living and dining arrangements.

Families will appreciate the proximity to several local schools, including Christ The King and Coundon Primary, both of which are within walking distance. For outdoor recreation, Coundon Wedge is nearby.

The property benefits from access to Coventry city centre, where an array of shops, cafés, and restaurants line the high street. Public transport links are strong; Coventry Railway Station is under 15 minutes' drive away, providing direct services to Birmingham (roughly 20 minutes) and London Euston (approximately an hour). There are also regular local bus services connecting the area with the broader city.

This property is well-suited for first time buyers and families seeking a home in a popular residential area. The immaculate condition and convenient setting make it an attractive proposition for those looking to settle in Coventry.

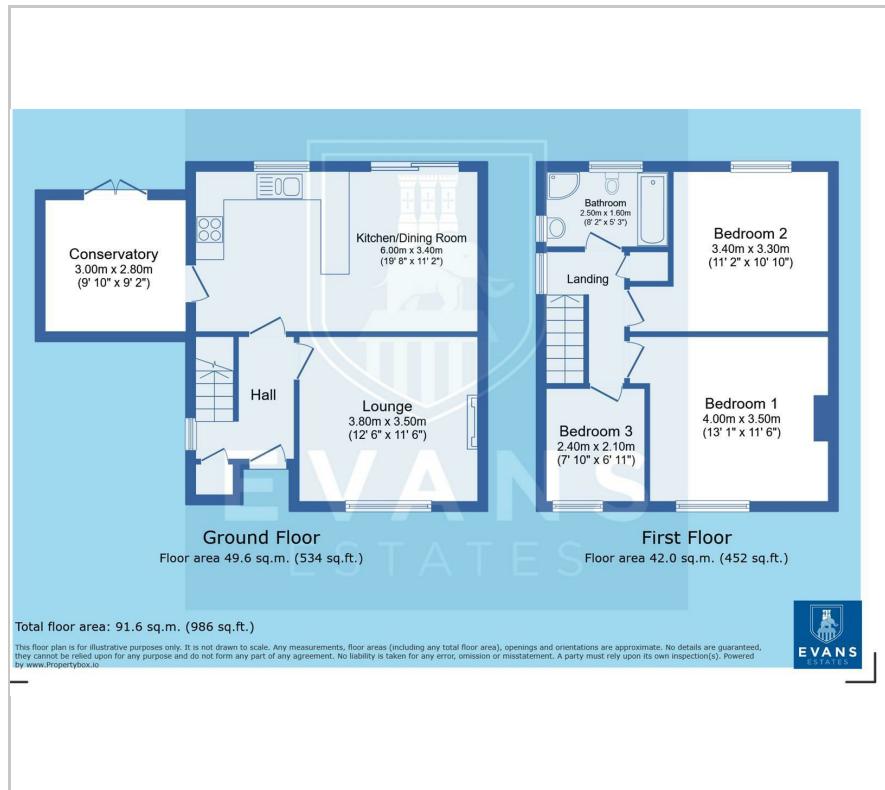
- **Immaculate Condition**
- **Close Proximity to Coundon Wedge**
- **Christ The King School Catchment Area**
- **Large Rear Garden**
- **Open Plan Kitchen Diner**

### Viewing

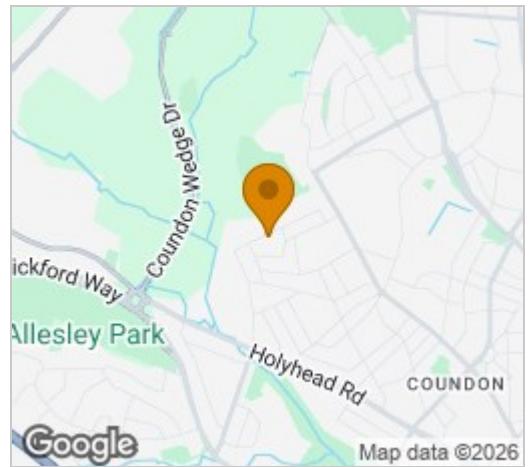
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



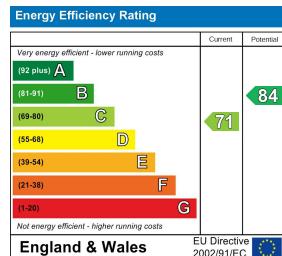
## Floor Plan



## 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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