

EVANS  
ESTATES

## Charlewood Road , Coventry, CV6 4EQ Offers over £260,000

Evans Estates is delighted to present this charming three-bedroom semi-detached family home, ideally located on Charlewood Road in the desirable Whitmore Park area of Coventry. This property is offered with no upward chain, making it an excellent opportunity for those looking to move in without delay.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous through lounge diner, perfect for family gatherings and entertaining guests. The refitted kitchen is both functional and stylish, providing a wonderful space for culinary creativity.

The first floor boasts three well-proportioned bedrooms, offering ample space for family living or guest accommodation. A refitted shower room completes the upper level, ensuring convenience for all residents.

This home benefits from double glazing and gas central heating, providing comfort throughout the seasons. Externally, the property features off-road parking at the front, with direct access to a garage, adding to the practicality of this lovely home. The extensive rear garden is a standout feature, offering a private outdoor space for relaxation, gardening, or play.

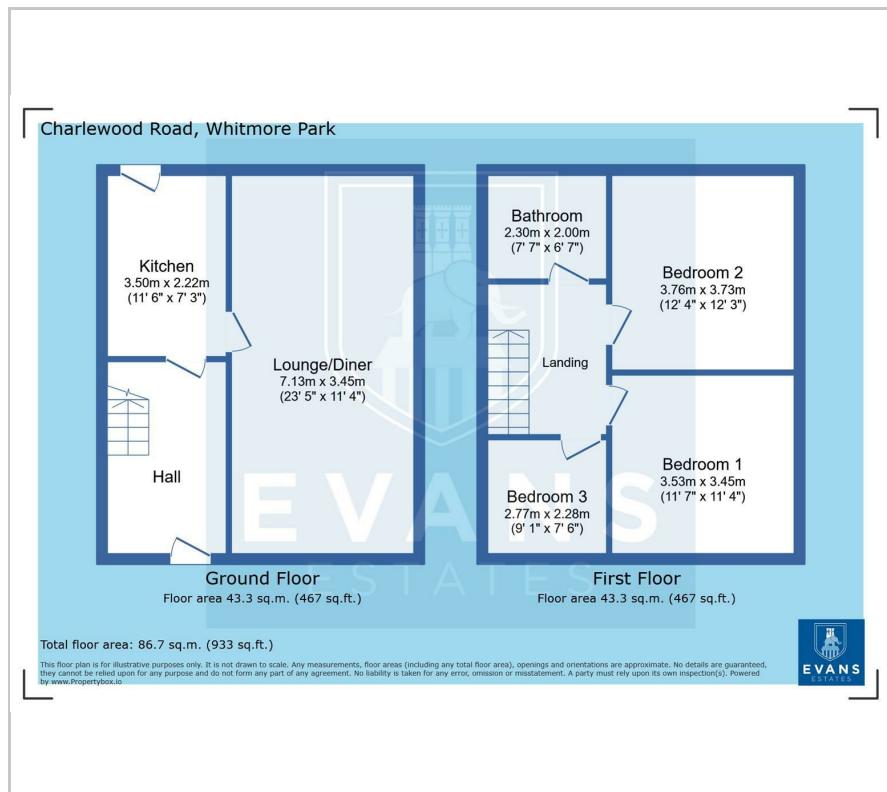
- **Extensive Plot**
- **Three Bedroom Semi Detached Family Home**
- **Off Road Parking**
- **Garage**

### Viewing

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



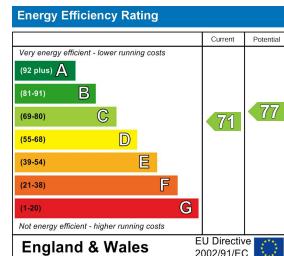
## Floor Plan



## 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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