

## Grant Road

### Exhall, Coventry, CV7 9DF

### Offers over £160,000

Evans Estates is delighted to present this attractive two-bedroom semi-detached house, ideally positioned at Grant Road, Coventry, Exhall, CV7 9DF. This property is offered for sale and represents a superb opportunity, particularly well-suited to first-time buyers and investors seeking a solid addition to their portfolio.

Upon entering the home, you are welcomed by a spacious reception room that offers versatile space for relaxing or entertaining guests. The adjoining kitchen provides practical functionality with ample storage space, catering to everyday needs comfortably. Upstairs, you will find two generously sized bedrooms, offering a peaceful retreat at the end of the day. A well-appointed bathroom completes the upstairs accommodation.

This property presents an excellent foundation for new owners to personalise to their own taste. Outside, there is potential for landscaping or creating your ideal outdoor space, offering scope for further enhancement.

Situated in a desirable residential area, the house offers convenient access to local amenities, schools, and transport links, making it an excellent base for commuting. With its balanced proportions and great location, this property stands out as a fantastic buy for those looking to step onto the property ladder or add a reliable asset to their investment portfolio. Early viewing is highly recommended.

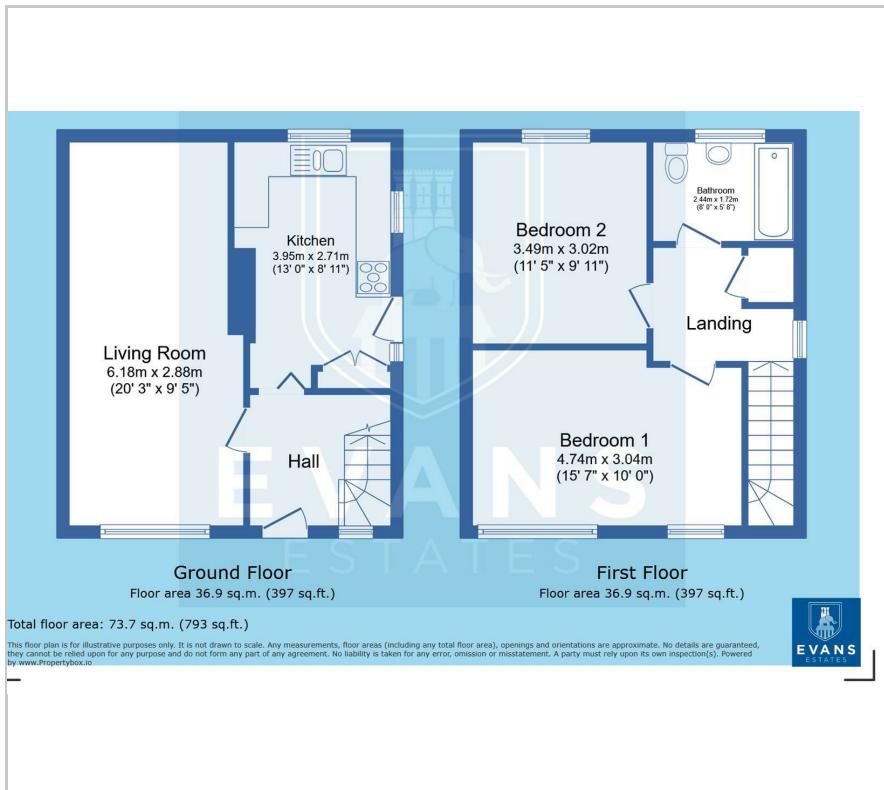
#### Viewing

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

- **No Chain**
- **Popular Location**
- **Off Road Parking**



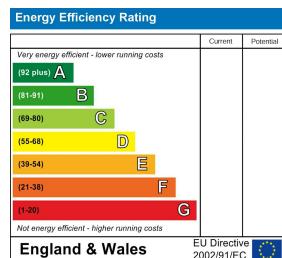
## Floor Plan



## 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.