



## Welgarth Avenue , Coventry, CV6 1GX Offers over £245,000

\* Well presented three bedroom family home with garage \* This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or first-time buyers.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. At the rear of the property, you will find a well-appointed kitchen diner, which is ideal for family meals and gatherings. Additionally, a convenient utility room enhances the functionality of the space, ensuring that daily chores are easily managed.

The first floor comprises three generously sized bedrooms, each offering ample natural light and space for personalisation. A well-equipped bathroom completes the upper level, providing essential amenities for the household.

Externally, the property boasts a garage situated in the rear garden, offering secure storage or potential for a workshop. The garden also features a lovely decked area, perfect for enjoying the outdoors during warmer months or hosting barbecues with family and friends.

- Three Bedrooms
- Kitchen Diner
- Garage
- Sought After Location

### 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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