



## Derbyshire Way , Coventry, CV2 3FA Offers over £360,000

\* Exceptional detached house \* Located on Derbyshire Way in the vibrant city of Coventry, the Sky Blue City. This splendid property boasts four generously sized bedrooms and three bathrooms, making it an ideal choice for families or first-time buyers seeking a comfortable and spacious home.

Upon entering, you are welcomed into a bright and inviting lounge, perfect for relaxation and entertaining. The lounge seamlessly flows into a spacious kitchen diner, which is well-equipped and features a convenient WC. This area also provides access to the rear garden, offering a lovely outdoor space for family gatherings or quiet moments in the sun.

As you ascend to the first floor, you will find four ample bedrooms, each designed to provide a peaceful retreat. The master bedroom includes an ensuite bathroom, adding a touch of luxury and privacy. The additional bathrooms ensure that there is plenty of space for everyone in the household.

Situated in close proximity to Coventry University Hospital, as well as easy access to junction two of the M6 motorway and the start of the M69 motorway, this property is perfectly positioned for both convenience and connectivity.

- Four Bedroom Detached Family Home
- No Upward Chain
- Master Bedroom With En Suite
- Off Road Parking

### 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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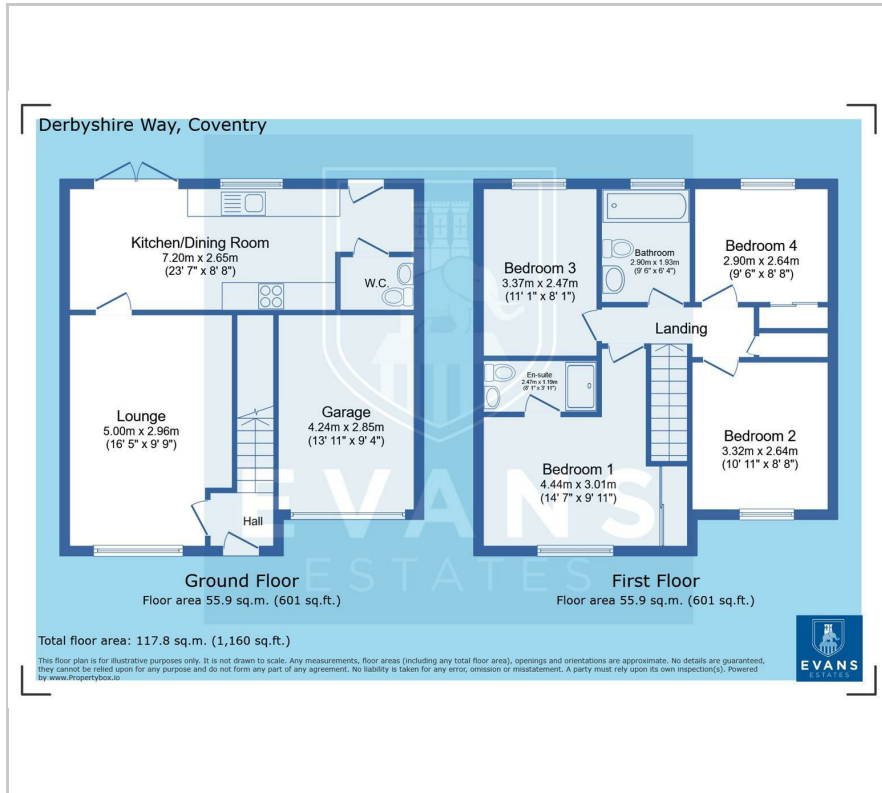


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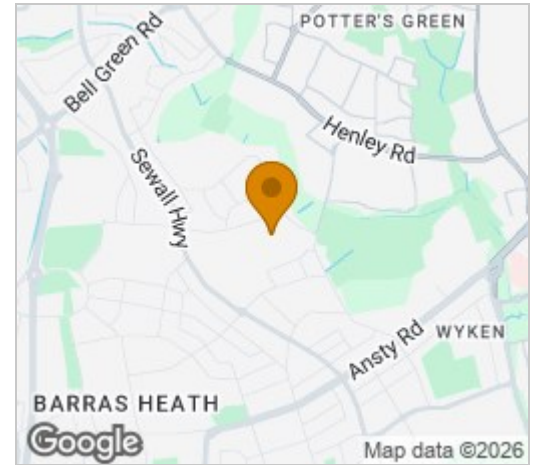


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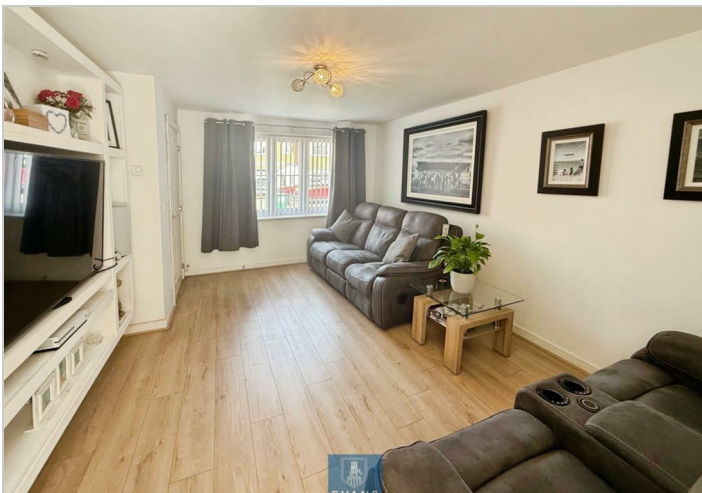
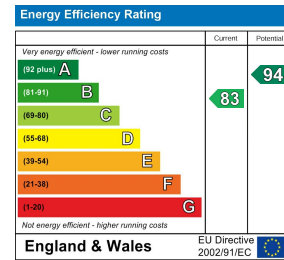
## Floor Plan



## Area Map



## Energy Efficiency Graph



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