EVANS
ESTATES



Wren Street

, Coventry, CV2 4FT

Offers in excess of £170,000

* Situated in the vibrant city of Coventry, this home is a great first time buy or investment opportunity. With a potential rental income of approx £1,000 - £1200 PCM and it's striking double bay frontage, this home is sure to capture your attention.

Upon entering, you are welcomed by a spacious entrance hall that leads to two generous reception rooms, perfect for both relaxation and entertaining. The high ceilings create an airy atmosphere, enhancing the character of the home. The well-appointed kitchen is functional and leads to a convenient ground floor bathroom, ensuring practicality for everyday living.

Ascending to the first floor, you will find three spacious double bedrooms, each offering ample natural light and versatility for your personal needs, whether it be for family, guests, or a home office.

Outside, the property boasts a low-maintenance foregarden, enclosed by a wall, providing a pleasant first impression. The rear garden is also enclosed, offering a private outdoor space for relaxation or gardening pursuits. The garden is in need of some improvement.

This property is perfect for families or professionals seeking a comfortable home in a

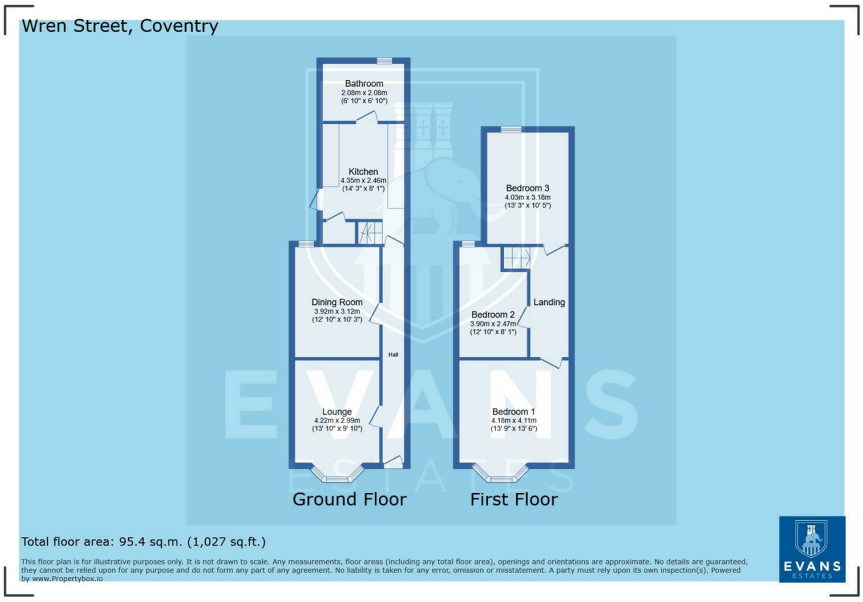
- Three Double Bedrooms
- Two Reception Rooms
- Great Investment Opportunity

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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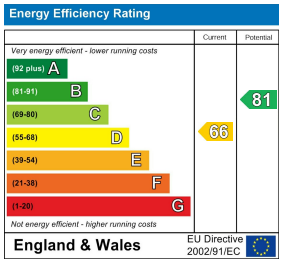
Floor Plan



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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