



## Sydnall Road , Coventry, CV6 6BU Offers in excess of £165,000

**\* Charming mid-terrace house with traditional character and presenting an excellent opportunity for first-time buyers \***

Location is paramount, and this property does not disappoint. It is ideally situated near the picturesque Coventry Canal and the expansive Longford Park, both of which offer beautiful green spaces for leisurely walks and recreational activities. Additionally, the Arena Shopping Park is just a stone's throw away, providing a variety of shopping and dining options to suit all tastes. The property is also handy for the M6.

The property boasts a welcoming lounge that invites relaxation and a fitted kitchen that is both functional and stylish. The home features two generously sized double bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. Outside, the enclosed courtyard garden offers a delightful space for outdoor enjoyment, perfect for those sunny afternoons or quiet evenings.

For those with vehicles, the seller has informed us that parking permits can be obtained from the local council, allowing for convenient parking close to the property. This delightful home combines traditional charm with a prime location, making it a must-see for anyone looking to settle in this great 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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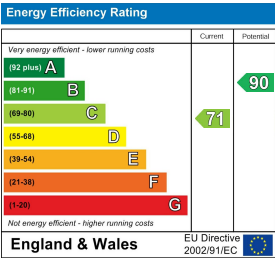
Floor Plan



Area Map



Energy Efficiency Graph



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