



Ladbrook Road , Coventry, CV5 7JX Offers over £280,000

Evans Estates is delighted to present this charming three-bedroom semi-detached family home located on Ladbrook Road in the desirable Mount Nod area of Coventry. Offered with no upward chain, this property is an excellent opportunity for those seeking a comfortable and convenient living space.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, perfect for family gatherings or entertaining guests. The lounge provides a warm and relaxing atmosphere, while the kitchen diner offers a practical space for family meals and culinary creativity.

The first floor features three well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is conveniently located to serve all bedrooms, ensuring ease of access for everyone.

This home benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Externally, the property boasts gardens to both the front and rear, providing a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, off-road parking is available at the front, along with access to a garage, offering further convenience for storage or vehicle

- Semi-Detached Family Home
- Off-Road Parking
- Three Bedrooms
- Kitchen Diner

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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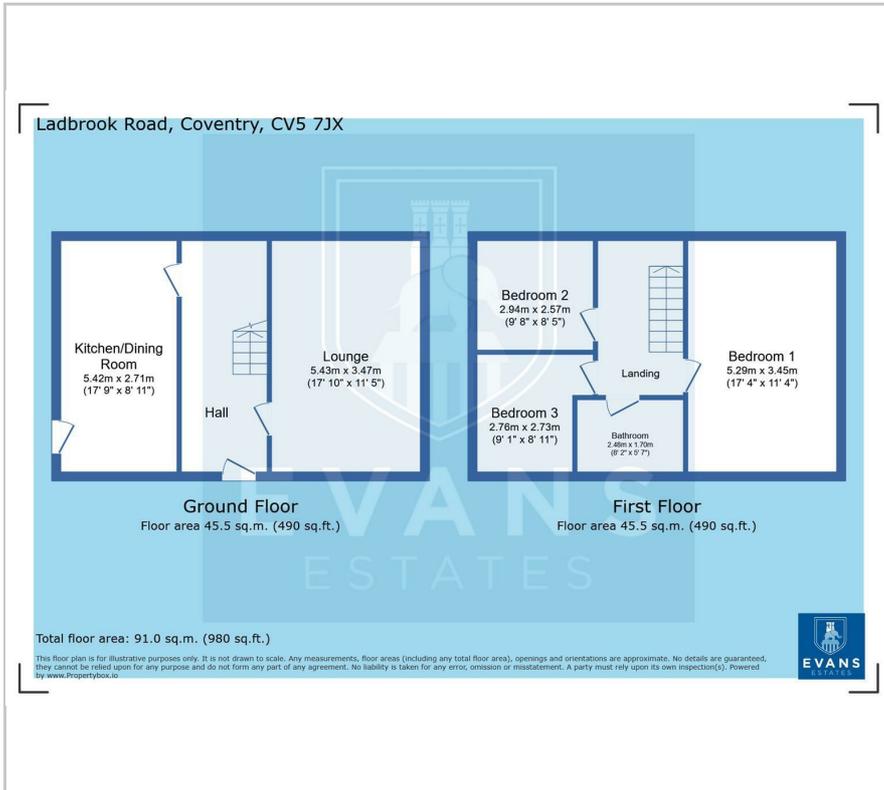


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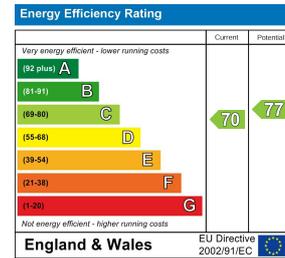
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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