



## Treherne Road , Coventry, CV6 3EB Offers over £170,000

Evans Estates is delighted to present this charming three-bedroom mid-terrace house located on Treherne Road in the vibrant Radford area of Coventry. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hall that leads to a cosy lounge, perfect for relaxation or entertaining guests. The kitchen diner is a standout feature, providing ample space for family meals and gatherings. The property benefits from single glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. Additionally, the inclusion of solar panels highlights the property's energy efficiency, offering potential savings on utility bills.

The first floor comprises three well-proportioned bedrooms, each providing a comfortable retreat for rest and relaxation. A modern shower room completes the upper level, catering to the needs of the household with convenience and style.

Externally, the property boasts gardens to both the front and rear, offering outdoor space for gardening, play, or simply enjoying the fresh air. This mid-terrace house is not only a lovely home but also a fantastic opportunity to reside in a well-connected area of

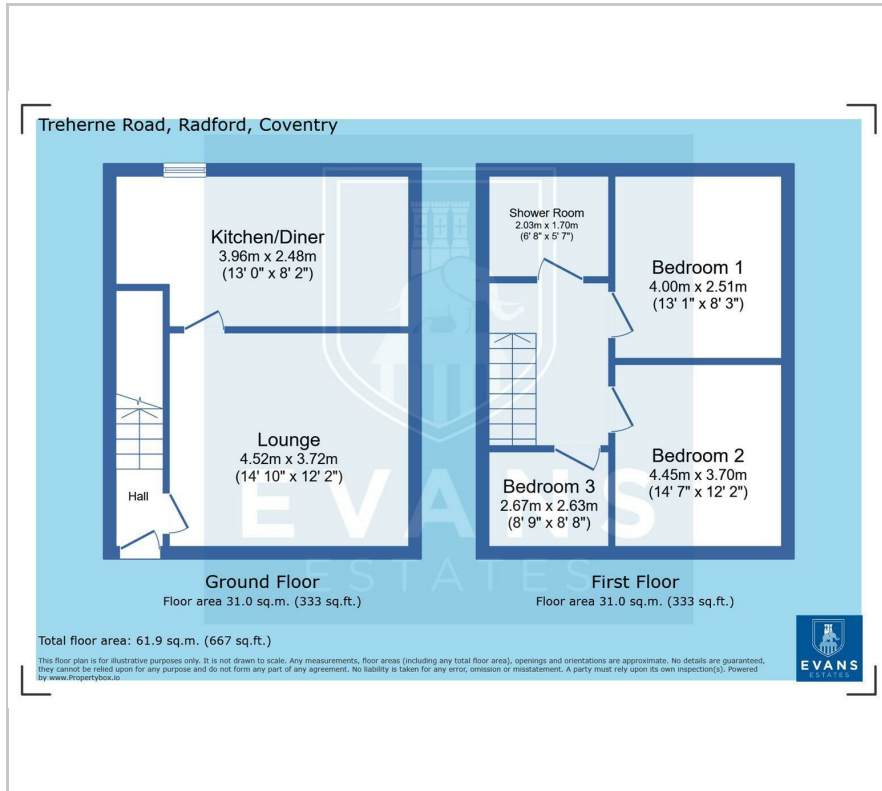
- No Upward Chain
- Three Bedrooms
- Gardens to the Front and Rear

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



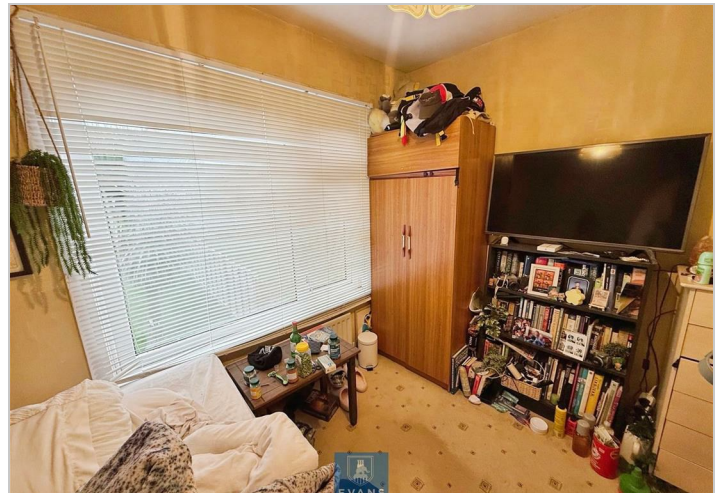
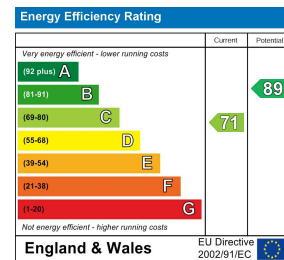
## Floor Plan



## 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.

**47 Headington Avenue, Coventry, West Midlands, CV6 2GX**  
**Tel: 02476333363 Email: info@evans-estates.co.uk https://www.evans-estates.co.uk**