



## Rollason Road , Coventry, CV6 4AP Offers over £165,000

\* This property presents an excellent opportunity for first-time buyers or savvy investors looking to expand their portfolio \*

Upon entering the home, you will find a welcoming living room that flows seamlessly into a spacious kitchen diner, perfect for family meals and entertaining guests. The layout is both practical and inviting, making it an ideal space for modern living.

Venturing upstairs, you will discover three well-proportioned bedrooms, providing ample space for relaxation and rest. The family bathroom is conveniently located on this level, ensuring easy access for all.

Externally, the property boasts a delightful garden at the rear, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in Radford, this home benefits from a vibrant community atmosphere and is close to local amenities, schools, and transport links, making it a desirable location for families and professionals alike.

This property is not to be missed, as it combines comfort, convenience, and potential in one attractive package. We invite you to explore the possibilities that await in this lovely home.

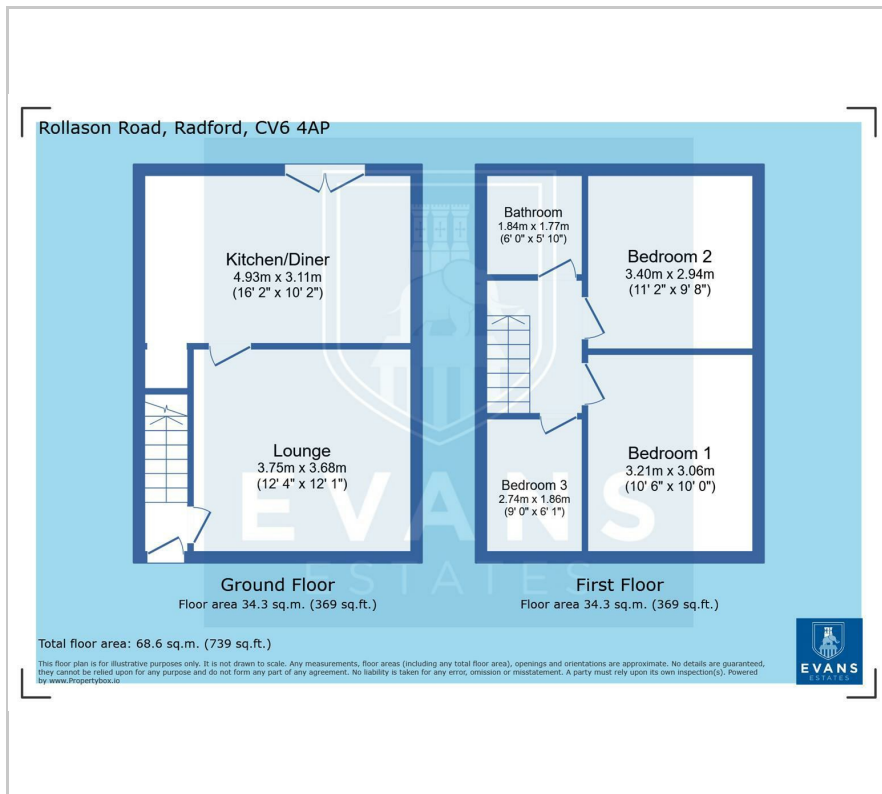
### Viewing

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

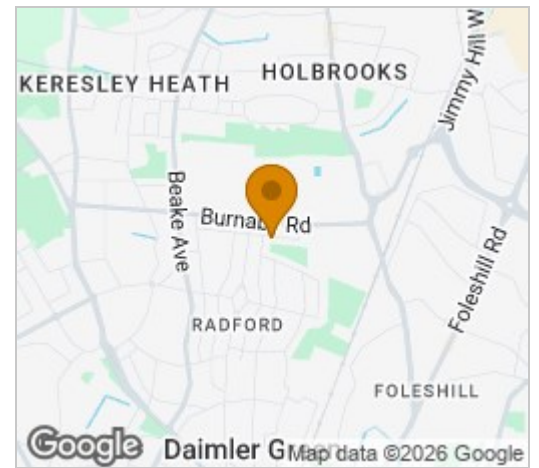
- Three Brdroom
- Sought After Area
- Kitchen Diner



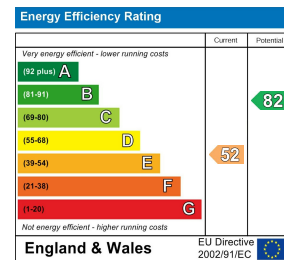
## Floor Plan



## 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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