



## Guardhouse Road

, Coventry, CV6 3DT

**£1,250 Per Month**



Pointons are delighted to offer this spacious three-bedroom semi-detached family home, situated in a popular residential area of Coventry. Offering generous living accommodation throughout, this well-maintained property is ideally suited to families and professionals seeking a home with versatile living space and excellent local amenities.

The accommodation briefly comprises an entrance hallway, a bright bay-fronted living room, a separate reception room, a dining room, and a spacious fitted kitchen with ample worktop and storage space. The ground floor also benefits from a modern bathroom and a useful pantry/storage area.

To the first floor are three well-proportioned bedrooms and a contemporary family shower room. Externally, the property boasts a low-maintenance enclosed rear garden with a large patio area and a detached outbuilding, ideal for additional storage.

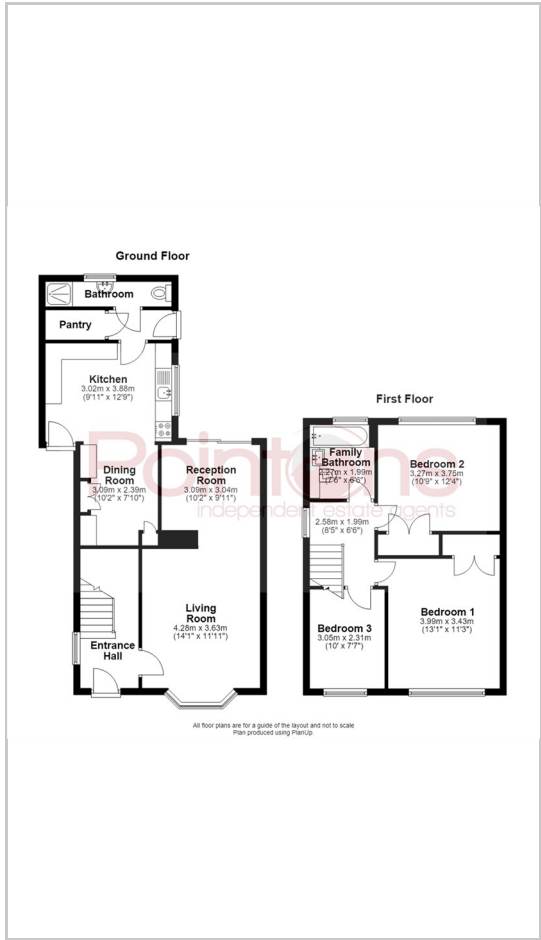
Conveniently located close to local schools, shops, and excellent transport links, this property offers comfortable family living in a sought-after location.  
EPC - C / COUNCIL TAX - B



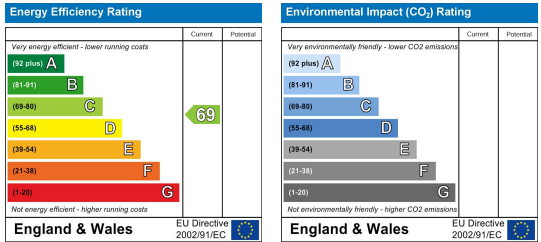
## Area Map



## Floor Plans



## 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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