



Rotherham Road , Coventry, CV6 4FH Offers over £260,000

*** Corner Plot *** A charming three-bedroom semi-detached family home, situated on a corner plot, located on Rotherham Road in Coventry. This property is ideally situated within the highly regarded catchment area of President Kennedy School, making it an excellent choice for families. The property is offered with no upward chain.

Upon entering, you are welcomed by a bright and inviting entrance hall that leads to a spacious lounge, perfect for relaxation and family gatherings. Adjacent to the lounge is a separate dining room, providing an ideal space for entertaining guests or enjoying family meals. The fitted kitchen is functional and well-equipped, catering to all your culinary needs.

The first floor boasts three well-proportioned bedrooms, each offering ample space for personalisation and comfort. A modern refitted shower room completes the upper level, ensuring convenience for the whole family. The property benefits from gas central heating and double glazing throughout, enhancing energy efficiency and comfort.

Externally, this home occupies a generous corner plot, featuring a front garden and a side garden that provide outdoor space for children to play or for gardening enthusiasts. Additionally, there is rear access to a garage and off-road parking, a valuable asset in this

- No Upward Chain
- Lounge and Dining Room
- Kitchen
- Rear Side Access to a Garage

Viewing

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



3



1

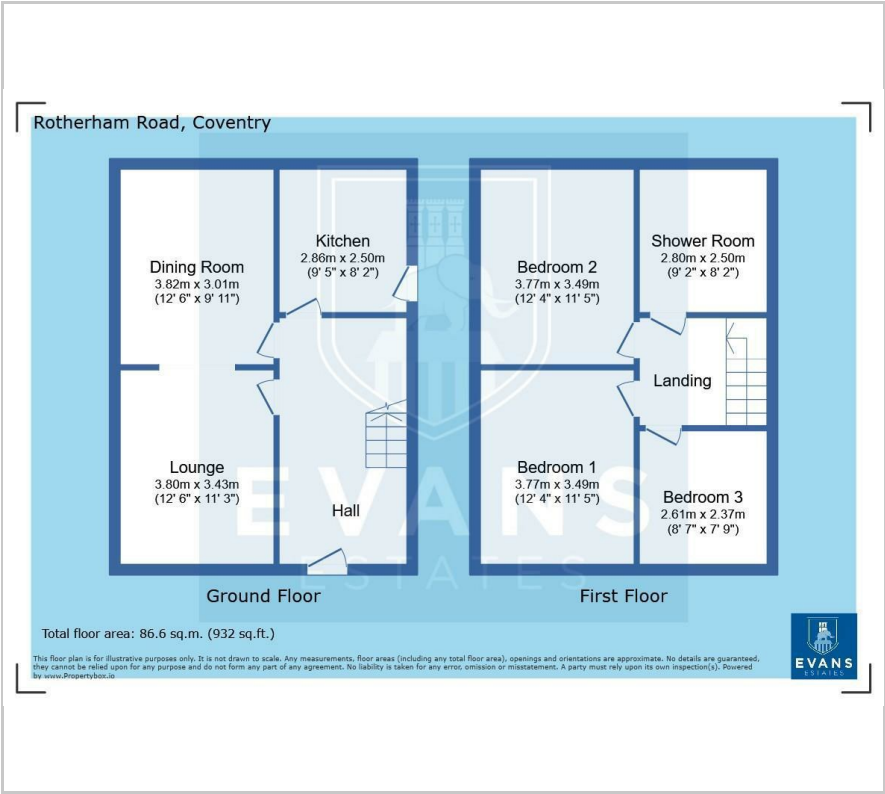


2



c

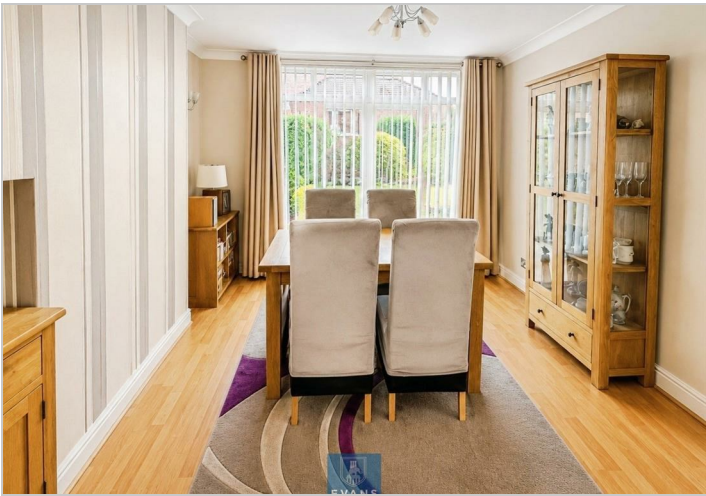
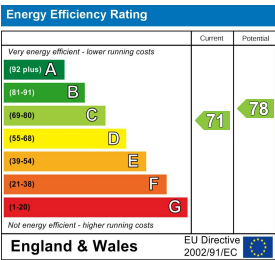
Floor Plan



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