



## Grangemouth Road , Coventry, CV6 3FJ Offers over £185,000

Evans Estates is delighted to present this charming two-bedroom house located on Grangemouth Road in the vibrant Radford area of Coventry. Originally designed as a three-bedroom home, the property has been thoughtfully modified by the seller, who removed a wall to create a more spacious living environment. However, this alteration can easily be reversed if desired, allowing for flexibility to suit your needs.

Upon entering, you are welcomed by an inviting entrance hall that leads into a generous through lounge diner, perfect for both relaxation and entertaining. The kitchen is well-appointed, providing a functional space for culinary pursuits, while a convenient ground floor cloakroom adds to the practicality of the layout.

The first floor boasts two sizeable double bedrooms, offering ample space for rest and personalisation. A modern shower room completes this level, ensuring comfort and convenience for all residents.

Externally, the property features gardens to both the front and rear, providing delightful outdoor spaces for gardening enthusiasts or simply enjoying the fresh air. With the advantages of double glazing and gas central heating, this home promises warmth and energy efficiency throughout the year.

### Viewing

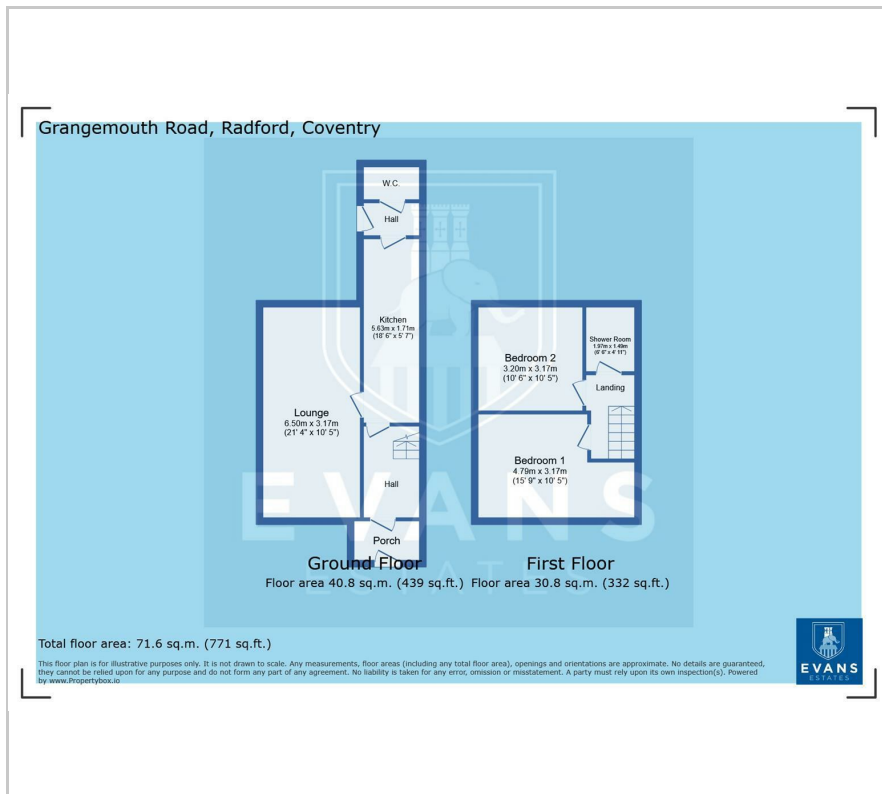
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

- No Upward Chain
- Two Bedrooms (Originally Three)
- Through Lounge Diner
- Ground Floor WC

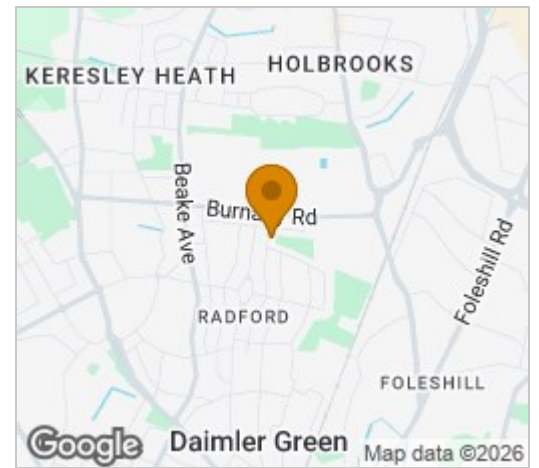
Live EVERY MOMENT  
Laugh EVERYDAY  
Love BEYOND WORDS



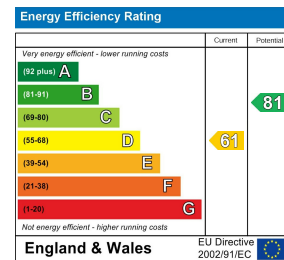
## Floor Plan



## Area Map



## Energy Efficiency Graph



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