



## Blenheim Walk , Coventry, CV6 4PH Offers over £195,000

Evans Estates is delighted to present this charming two-bedroom semi-detached home located on Blenheim Walk in the vibrant Holbrooks area of Coventry, known as the Sky Blue City. This property is ideally situated within the catchment area of The President Kennedy School, making it a perfect choice for families.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient ground floor WC. The ground floor features two inviting reception rooms, including a comfortable lounge and a well-appointed kitchen diner, perfect for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

As you ascend to the first floor, you will find two generously sized bedrooms, providing ample space for rest and personalisation. The family bathroom is also located on this level, offering modern amenities for everyday convenience.

The property benefits from double glazing and gas central heating, ensuring a cosy environment all year round. Externally, there is off-road parking available to the side, which adds to the practicality of this lovely home. The extensive rear garden is a standout feature, providing a private outdoor space for gardening, play, or simply enjoying the fresh

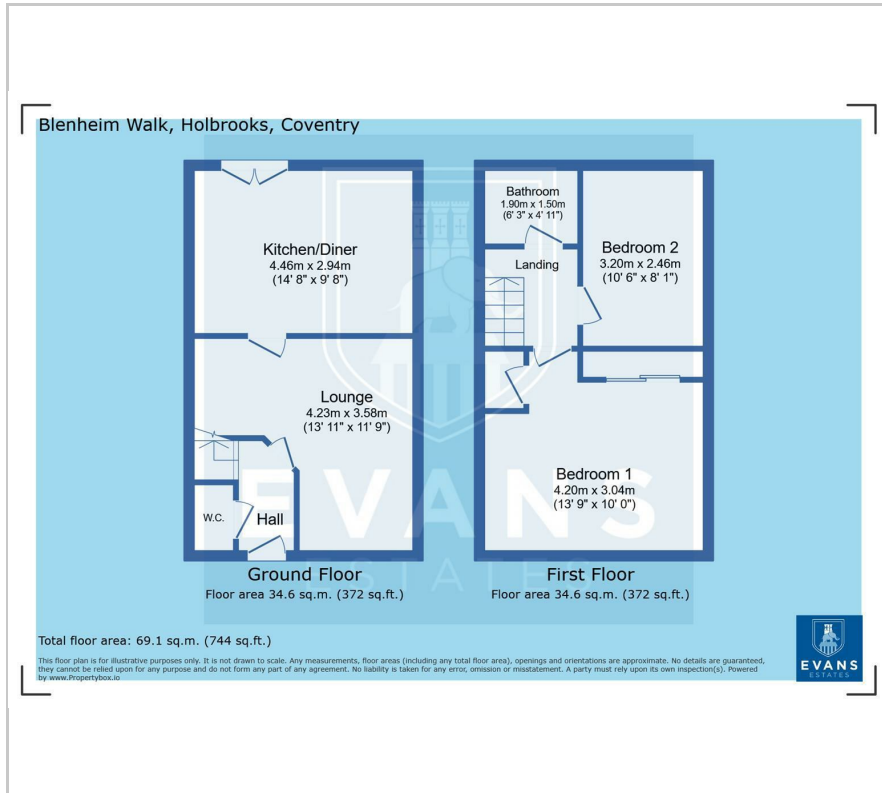
- Ground Floor Cloakroom
- Off Road Parking
- Extensive Plot
- Lounge and Kitchen Diner

### Viewing

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



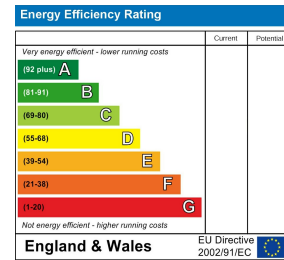
## Floor Plan



## 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.

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