



## St. Lukes Road , Coventry, CV6 4JH Offers over £195,000

Evans Estates is delighted to present this charming mid-terrace house located on St. Lukes Road in the desirable Holbrooks area of Coventry. This two-bedroom property is an ideal choice for first-time buyers seeking a comfortable and stylish home.

Upon entering, you are welcomed by a spacious entrance hall that leads into a bright and airy through lounge diner, perfect for both relaxation and entertaining. The refitted kitchen is modern and functional, providing an excellent space for culinary pursuits.

The first floor boasts two generously sized double bedrooms, ensuring ample space for rest and personalisation. A refitted shower room completes this level, offering contemporary fixtures and fittings.

Additionally, the property features a boarded loft space, accessible via stairs, which presents an opportunity for extra storage or potential conversion, subject to the necessary permissions.

With the advantages of double glazing and gas central heating, this home promises warmth and comfort throughout the year. Furthermore, being within the catchment area of The President Kennedy School adds to its appeal for families.

- Two Double Bedrooms
- Off Road Parking
- Refitted Shower Room
- Refitted Kitchen

### Viewing

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



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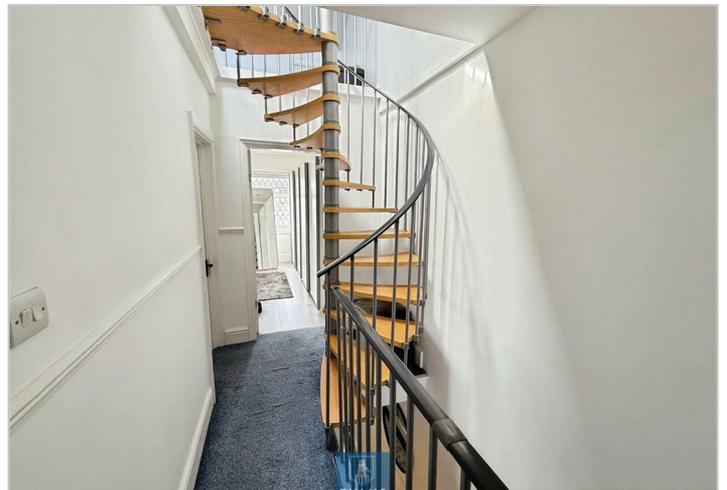
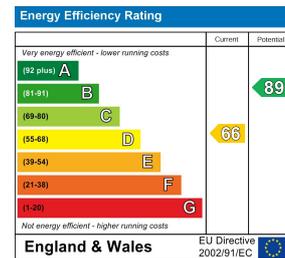
## Floor Plan



## Area Map



## Energy Efficiency Graph



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