



## Berkswell Road , Coventry, CV6 7DJ Offers over £225,000

Evans Estates is delighted to present this charming three-bedroom terraced house located on Berkswell Road in Coventry. This property is an excellent opportunity for first-time buyers, investors, and families seeking a comfortable and convenient home.

Nestled in a desirable area, the house enjoys close proximity to excellent public transport links, highly regarded local schools, and a variety of amenities, ensuring that everything you need is within easy reach. Upon entering, you will be welcomed by a warm atmosphere and a practical layout that caters to modern living. The spacious reception room provides an inviting space for relaxation and entertaining, making it perfect for family gatherings or hosting friends.

Adjacent to the reception room, the well-arranged kitchen is designed for both everyday meals and special occasions, offering functionality and style. As you ascend to the upper floor, you will find three generously sized bedrooms, each providing ample space for family members, guests, or even a home office. The family bathroom is conveniently located to serve the household's needs with ease.

This terraced home presents a fantastic opportunity for those looking to step onto the property ladder or seeking a reliable investment. Its prime location ensures easy access

- Extended Kitchen
- Three Bedooms
- Through Lounge

### Viewing

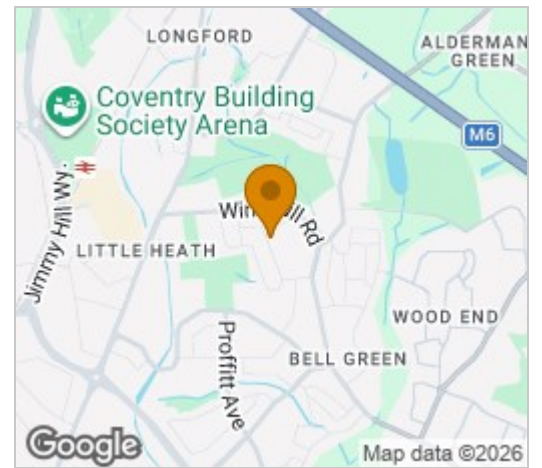
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



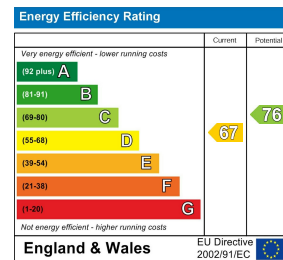
## Floor Plan



## 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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