



## Shirlett Close , Coventry, CV2 1PG Offers over £120,000

\* First-floor maisonette with garage \* This property presents an excellent opportunity for those seeking a stylish and comfortable home. The property has been thoughtfully enhanced, allowing you to move in and relish the inviting atmosphere from day one. The property is offered with no upward chain. The insurance charge is £388.66 per annum and there approximately 135 years left on the lease.

Upon entering, you are greeted by a welcoming entrance hall that features convenient cloaks storage. The spacious lounge diner is perfect for both relaxation and entertaining, providing a bright and airy space to unwind. The well-appointed fitted kitchen is designed for practicality, making meal preparation a delight.

The maisonette boasts two generously sized bedrooms, is filled with natural light, creating a serene retreat. The second bedroom overlooks the garden, offering a peaceful view and a perfect spot for a study or guest room. The luxury three-piece bathroom adds a touch of elegance, ensuring your daily routines are both comfortable and stylish.

Outside, you will find a lovely garden at the rear, ideal for enjoying the fresh air or tending to your plants. Additionally, the property includes the valuable benefit of a single garage located in a block, providing secure parking and extra storage space.

- No Upward Chain
- First Floor Marionette
- Lounge
- Two Bedrooms

### Viewing

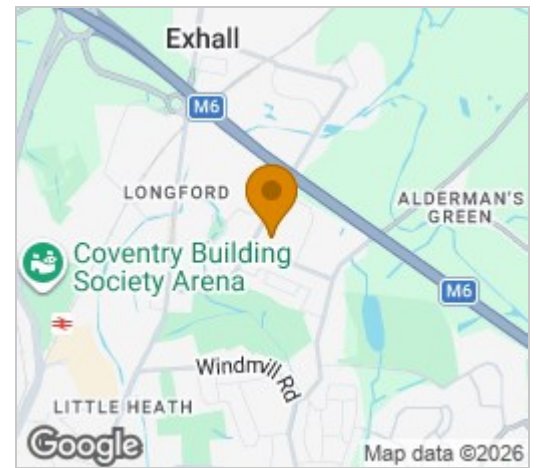
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



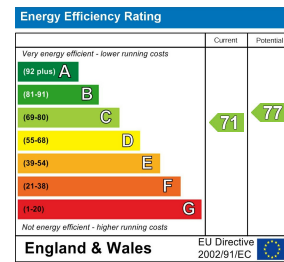
## Floor Plan



## 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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