



## Hallbrook Road , Coventry, CV6 2GJ Offers over £245,000

Evans Estates is delighted to present this charming three-bedroom mid-terrace family home located on Hallbrook Road in the desirable Keresley area of Coventry. This property is ideally situated within the catchment area for the highly regarded President Kennedy School, making it an excellent choice for families seeking quality education for their children.

Upon entering the home, 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 extended kitchen offers ample space for culinary pursuits and family gatherings, ensuring that this home meets the needs of modern family life. The property benefits from a full re-wiring on 19/06/2020.

The first floor features three well-proportioned bedrooms, providing comfortable living spaces for family members or guests. Additionally, the family bathroom has been thoughtfully refitted, offering a contemporary and stylish environment for daily routines.

Externally, the property boasts gardens to both the front and rear, providing outdoor space for children to play or for adults to enjoy a quiet moment in the fresh air. Off-road parking at the front adds to the convenience of this lovely home, making it easy for residents and

- Three Bedrooms
- Lounge and Dining Area
- President Kennedy School Catchment
- Off Road Parking
- Family Home

### 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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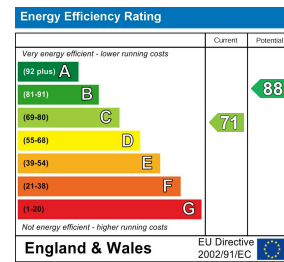
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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