

EVANS  
ESTATES



EVANS  
ESTATES

## Mannion Avenue , Coventry, CV6 7PT Offers over £200,000

Evans Estates is delighted to present an immaculate two-bedroom semi-detached house, now available for sale and perfectly suited to first time buyers. This beautifully presented home offers a high standard of living throughout, with modern finishes and a thoughtful layout designed for comfortable contemporary living.

Upon entering, you are welcomed into a spacious reception room, providing the perfect space for relaxation or entertaining guests. The property also features a well-appointed kitchen, fitted to a high specification, ideal for creating delicious meals and hosting family gatherings. Two generous double bedrooms offer flexibility for both growing families and professionals seeking additional space. There are two stylish, modern bathrooms, ensuring convenience and privacy for all residents.

Benefiting from its urban location, this property is within easy reach of public transport links, making commuting hassle-free. The proximity to reputable nearby schools makes this an excellent choice for young families, while a host of local amenities including shops, restaurants, and community facilities are just a short stroll away.

Set in a desirable residential area, this semi-detached house combines immaculate presentation with practical features to create an inviting home in a vibrant neighbourhood. Early viewing is highly recommended to fully appreciate the quality and lifestyle this property has to offer.

- Immaculate Condition
- Off Street Parking
- Boarded Loft Space
- Generously Sized Garden
- Close Proximity To Local Amenities

### Viewing

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



2



2



1



B

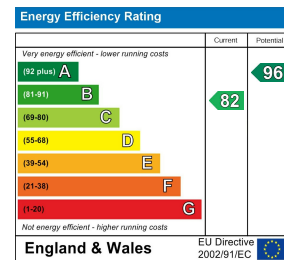
## Floor Plan



## 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.

**47 Headington Avenue, Coventry, West Midlands, CV6 2GX**  
**Tel: 02476333363 Email: info@evans-estates.co.uk https://www.evans-estates.co.uk**