



## Guardhouse Road , Coventry, CV6 3DU Offers over £225,000

Evans Estates is delighted to present this charming extended three-bedroom end of terrace family home, located on Guardhouse Road in the vibrant Radford area of Coventry. This property offers a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking a spacious home.

Upon entering, you are welcomed by a bright entrance hall that leads to a cosy lounge, perfect for relaxation or entertaining guests. The ground floor also features a convenient cloakroom, enhancing the practicality of the living space. The heart of the home is undoubtedly the extended refitted kitchen diner, which boasts modern appliances including a built-in dishwasher, oven, and hob. This generous space is perfect for family meals and gatherings, providing a warm and inviting atmosphere.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering ample space for personalisation. The family bathroom has also been thoughtfully refitted, ensuring a contemporary feel throughout the home.

Externally, the property benefits from an extensive rear garden, providing a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, there is a hard standing area to the front, offering convenient off-road parking.

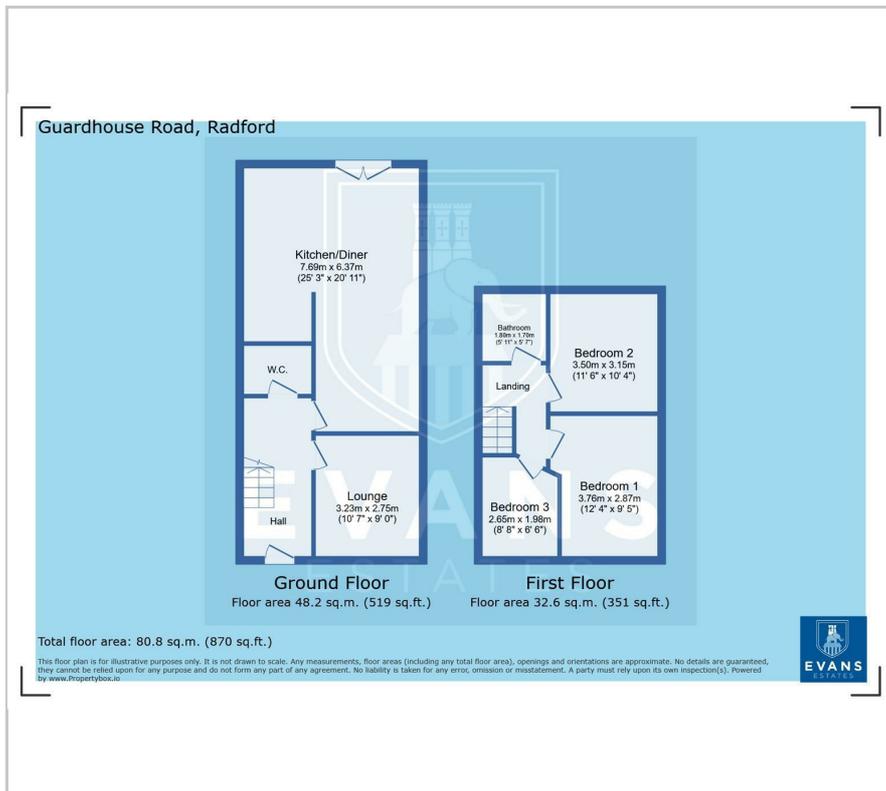
- Stunning Extended Family Home
- Three Bedrooms
- Extensive Rear Garden
- Extended Kitchen Diner
- Ground Floor Cloakroom

### Viewing

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



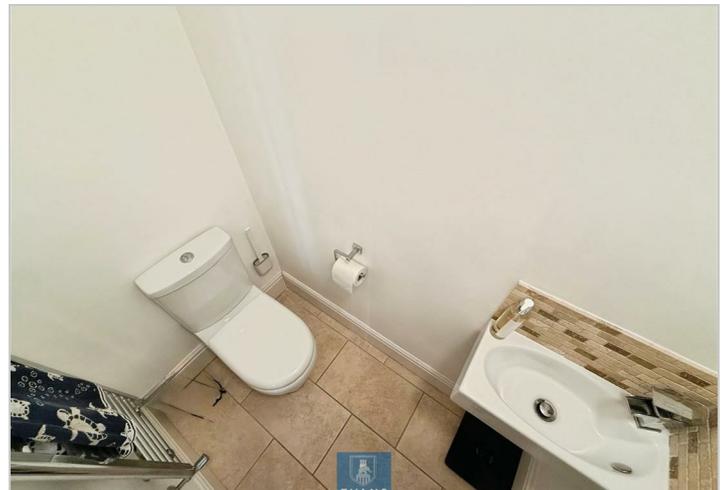
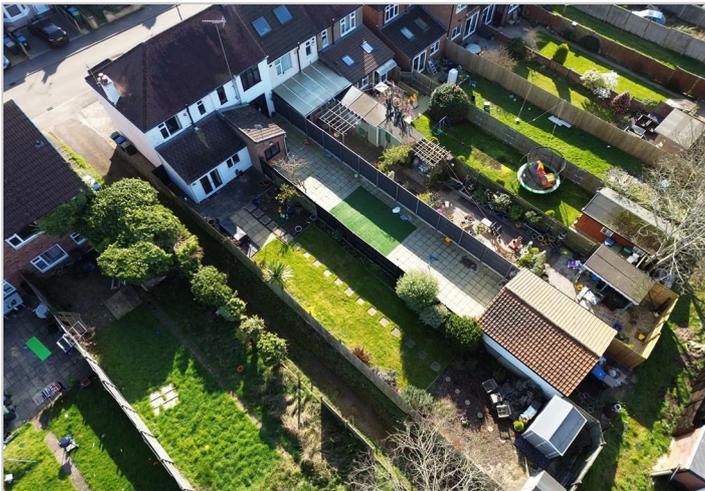
## Floor Plan



## Area Map



## Energy Efficiency Graph



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