



## Butlin Road , Coventry, CV6 4JR Offers over £180,000

\* Great first time buy property offered with no chain \* This property is particularly appealing as it falls within the catchment area of the esteemed President Kennedy School and is offered with no upward chain, allowing for a smooth transition into your new home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation. The kitchen diner is a delightful space for family meals and entertaining guests, while the ground floor also features a convenient WC with utility space. A standout feature of this home is the conservatory, complete with a log burner, providing a cosy retreat during the colder months.

The first floor boasts two generously sized double bedrooms, ensuring ample space for rest and relaxation. A well-appointed bathroom completes the upper level, catering to all your needs.

Externally, the property offers an extensive rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking at the front of the house provides convenience and ease for residents and visitors alike.

With double glazing and gas central heating, this home is both comfortable and

- Ideal First Time Buy
- No Upward Chain
- Two Bedrooms
- Lounge and Kitchen Diner
- Off Road Parking
- Log Burner

### Viewing

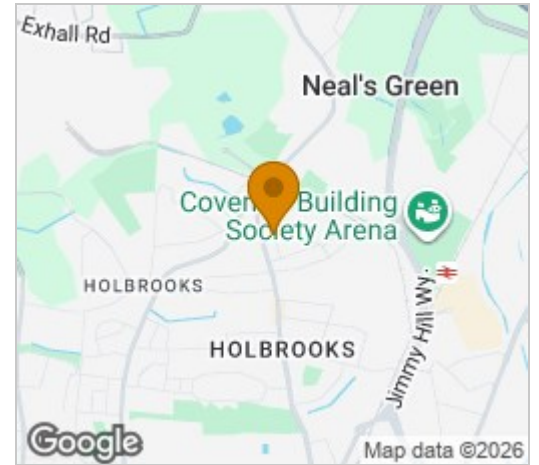
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



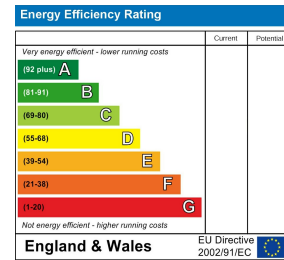
## Floor Plan



## Area Map



## Energy Efficiency Graph



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