



## Blackwatch Road , Coventry, CV6 3GT £450,000

\* 1873 Square Foot \* An exceptional opportunity for families seeking a high-quality home in a vibrant residential area \* Recently refurbished to a very high standard, this property boasts a modern and inviting atmosphere, perfect for both relaxation and entertaining. With plenty of space for a large family. Every detail has been thoughtfully planned and executed. The property boasts three bathrooms. One being ground floor and off the separate reception room/bedroom five. Offering accommodation and services on one level for self contained accommodation if required.

Upon entering, you are greeted by a porch which leads to the hallway. There is a spacious through lounge/dining area. This room seamlessly flows into an exceptional extended open-plan family dining kitchen. This well-designed space is ideal for family gatherings and social occasions, providing a warm and welcoming environment. There is an abundance of storage and overlooks the rear garden, The ground floor also features a convenient utility area and a shower room, ensuring practicality for busy family life, along with an additional reception room that can serve as a study/playroom or occasional bedroom.

The property comprises four generously sized bedrooms, offering ample space for family members or guests. There is a choice of two family bathrooms.

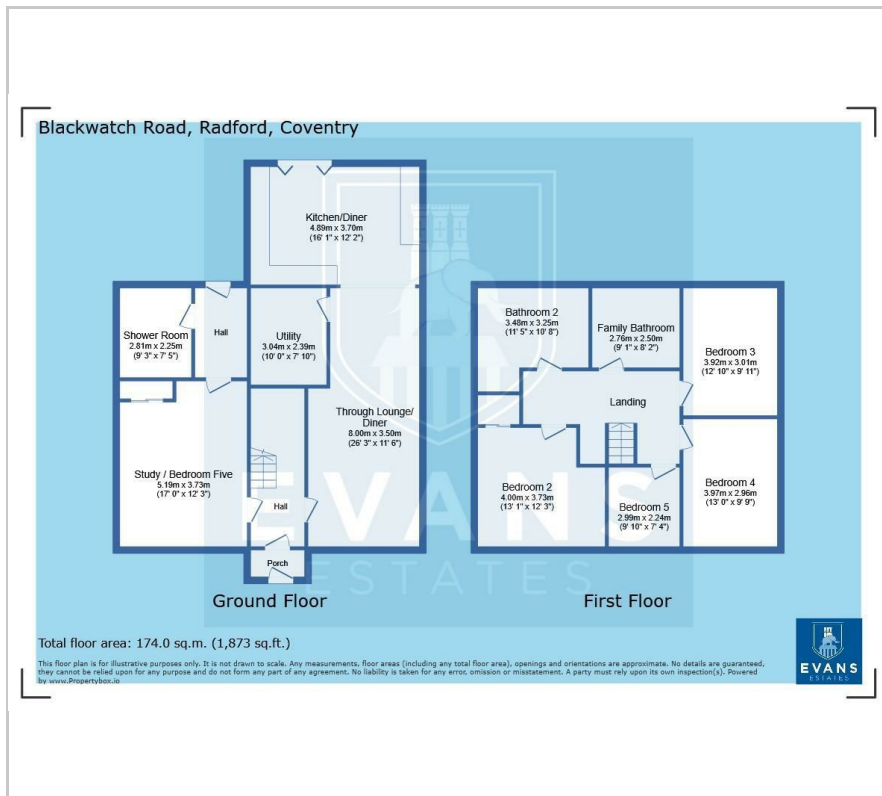
- Exceptional Refurbished Family Home
- Offering Fantastic Spacious Accommodation
- Through Lounge/diner and Refitted Kitchen
- Utility Room and Ground Floor Shower Room
- Further Reception Room / Bedroom Five
- Four Good Sized Bedrooms
- Choice of Two Bathrooms
- Landscaped Front and Rear Gardens

### Viewing

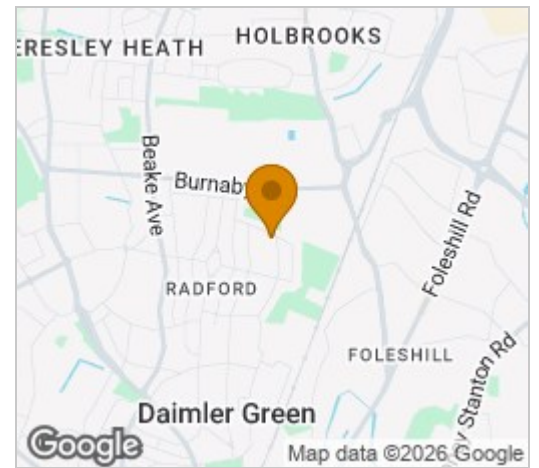
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



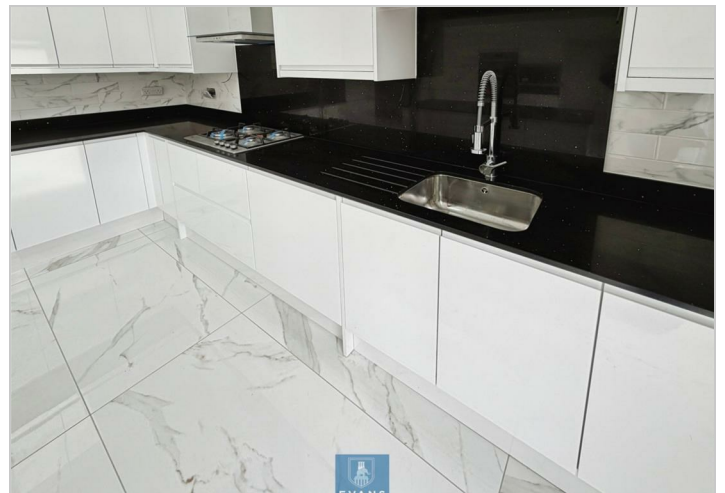
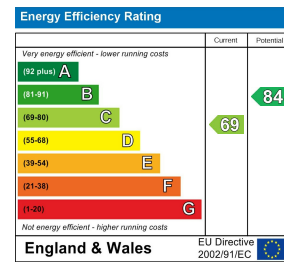
## Floor Plan



## Area Map



## Energy Efficiency Graph



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