

## Charter Avenue , Coventry, CV4 8BD Offers over £175,000

Evans Estates is delighted to present this charming three-bedroom semi-detached family home located on Charter Avenue in Coventry, offered with no upward chain. This property is an excellent opportunity for families or first-time buyers seeking a comfortable and well-maintained residence.

Upon entering, you are welcomed by a spacious entrance hall that leads to a cosy lounge, perfect for relaxation and family gatherings. The heart of the home is the refitted kitchen diner, which provides a modern space for cooking and dining, making it ideal for entertaining guests. Additionally, the ground floor features a convenient WC, enhancing the practicality of the living space.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering ample natural light and space for personalisation. The family bathroom is also located on this level, providing essential facilities for the household.

Externally, the property boasts a delightful rear garden, which includes a home office or sunroom, offering a versatile space that can be used for work or leisure. The garden is a wonderful area for outdoor activities and relaxation, making it a perfect retreat.

- No Upward Chain
- Semi Detached Family Home
- Office / Sun Room
- Three Bedrooms
- Refitted Kitchen Diner

### 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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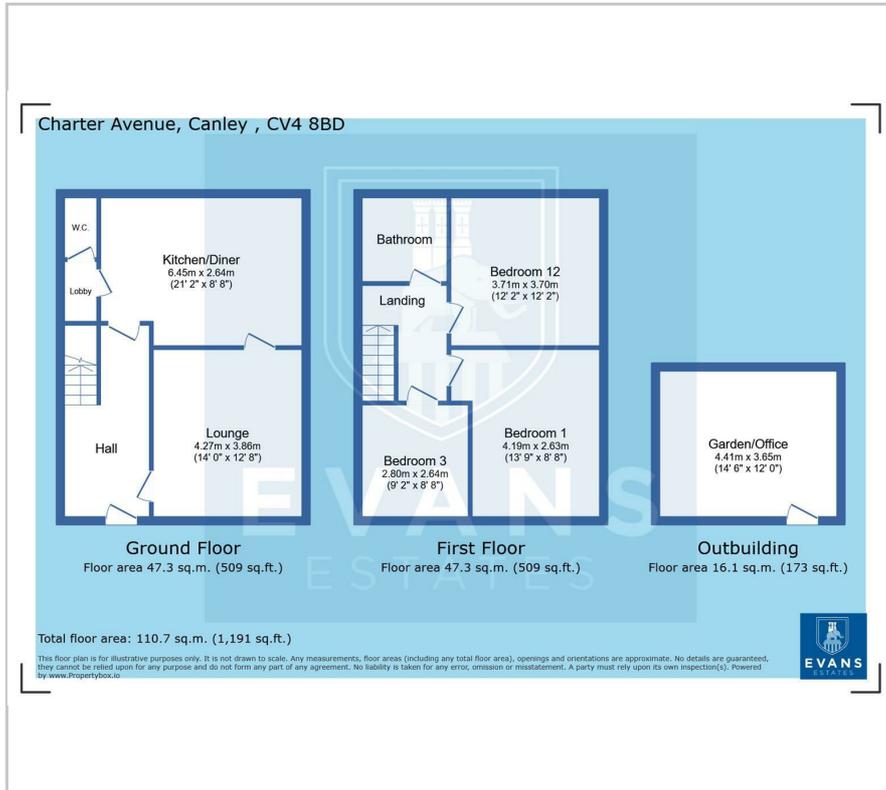


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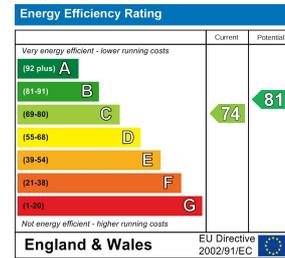
## Floor Plan



## 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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