



## Howcotte Green , Coventry, CV4 8BP Offers over £150,000

\* This property is non standard construction please consult your lender to check borrowing criteria \* Offered with no upward chain, this property is an excellent opportunity for those seeking a comfortable and convenient living space.

Upon entering, you will find a welcoming lounge that provides a perfect setting for relaxation and family gatherings. The kitchen diner is spacious and ideal for entertaining, allowing for a seamless flow between cooking and dining. Additionally, the ground floor features a practical shower room, enhancing the functionality of the home.

As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering ample space for rest and personalisation. The family bathroom on this level is conveniently located to serve all bedrooms.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Externally, you will find gardens to both the front and rear, providing outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

Situated in the vibrant Sky Blue City of Coventry, this home is well-placed for local

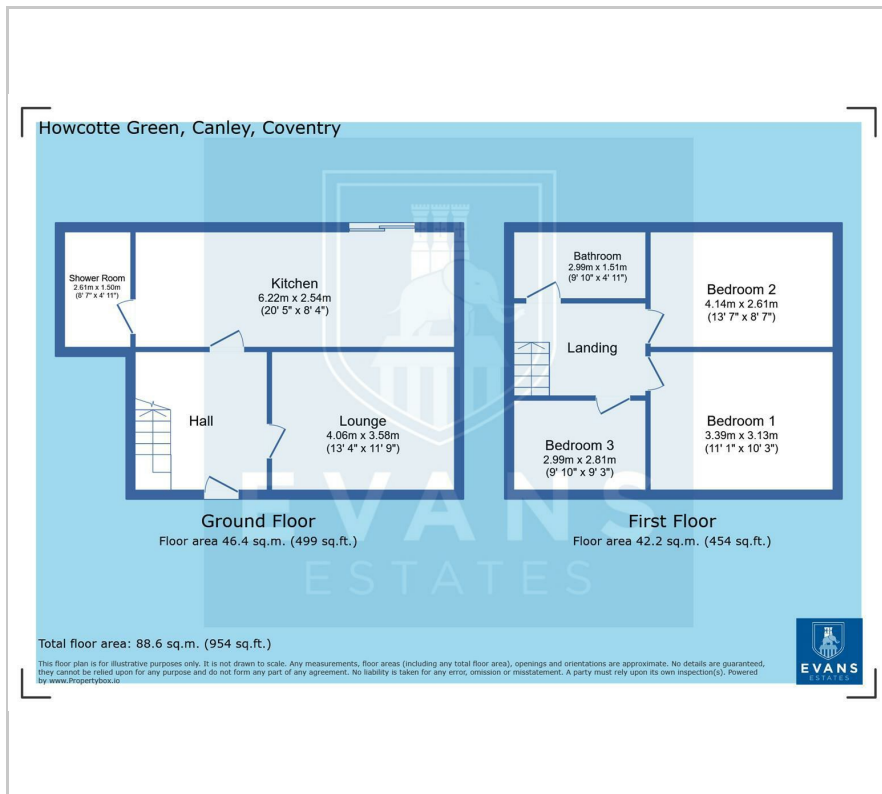
### Viewing

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

- No Upward Chain
- Three Bedrooms
- Semi Detached Family Home



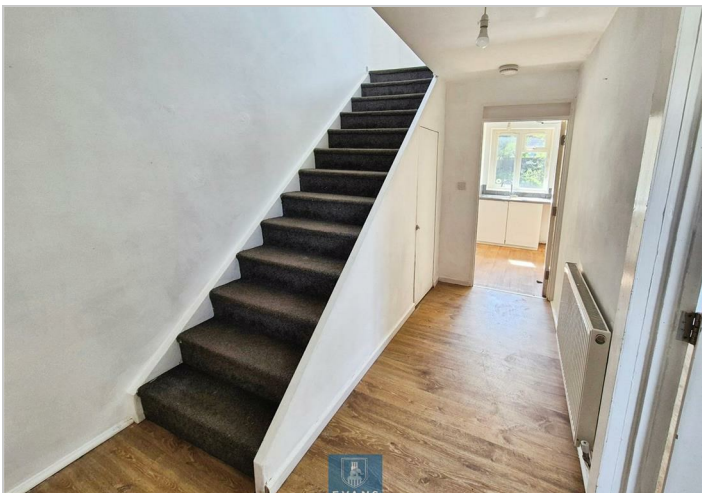
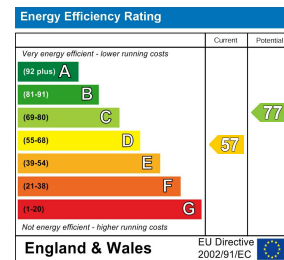
## Floor Plan



## 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**