EVANS
ESTATES



Barkers Butts Lane

, Coventry, CV6 1EU

Offers in excess of £300,000

* Very well presented and extended three bedroom family home * Must be viewed to appreciate *

Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious front living room, complete with a charming bay window that adds character and light. Adjacent to this is a separate lounge/dining room, providing an excellent space for family gatherings and entertaining guests. The extended kitchen, located at the rear of the home, is both practical and inviting, featuring double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Convenience is further enhanced by a ground-floor bathroom, making daily routines easier for the whole family. Ascending to the first floor, you will find a landing that leads to three well-proportioned bedrooms. Two of these are generous doubles, while the third offers versatility, perfect for use as a child's room, nursery, or home office. A separate family bathroom completes this level, ensuring ample facilities for all.

Externally, the property benefits from its prime location on Barkers Butts Lane, which is well-regarded for its proximity to local shops, essential amenities, schools, and excellent transport links, with Coventry city centre just a short distance away. This home presents

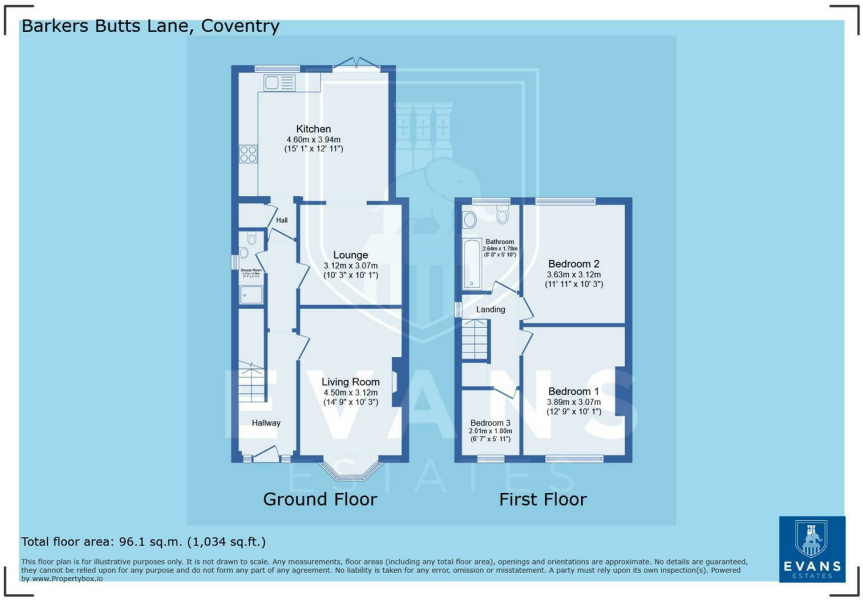
- Extended Family Home
- Ground Floor Shower Room
- Three Bedrooms

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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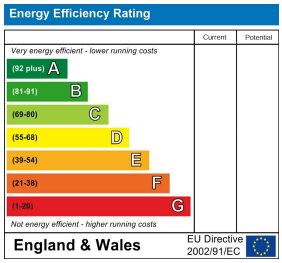
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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