EVANS
ESTATES



Lythalls Lane

, Coventry, CV6 6GF

Offers over £190,000

* This property is ideally situated within the catchment area for the highly regarded President Kennedy School, making it an excellent choice for families *

Upon entering, you will find a well-designed layout that includes a welcoming kitchen, a convenient ground-floor cloakroom, and a spacious lounge diner, perfect for both relaxation and entertaining. The first floor features two comfortable bedrooms, complemented by a family bathroom that caters to all your needs.

Externally, the property boasts a delightful front garden and a private rear garden, providing a lovely outdoor space for leisure and enjoyment. Additionally, the property comes with the significant advantage of two allocated parking spaces at the rear, ensuring convenience for residents and guests alike.

This home is equipped with modern technology, including smart lights, a smart porch door lock, and CCTV for enhanced security. The Nest Smart Thermostat and Nest Protect CO2/Smoke alarms contribute to a safe and energy-efficient living environment. Furthermore, the property features acoustic glass windows, a full hardwired CAT5 network for seamless connectivity, and outside taps and sockets for added practicality.

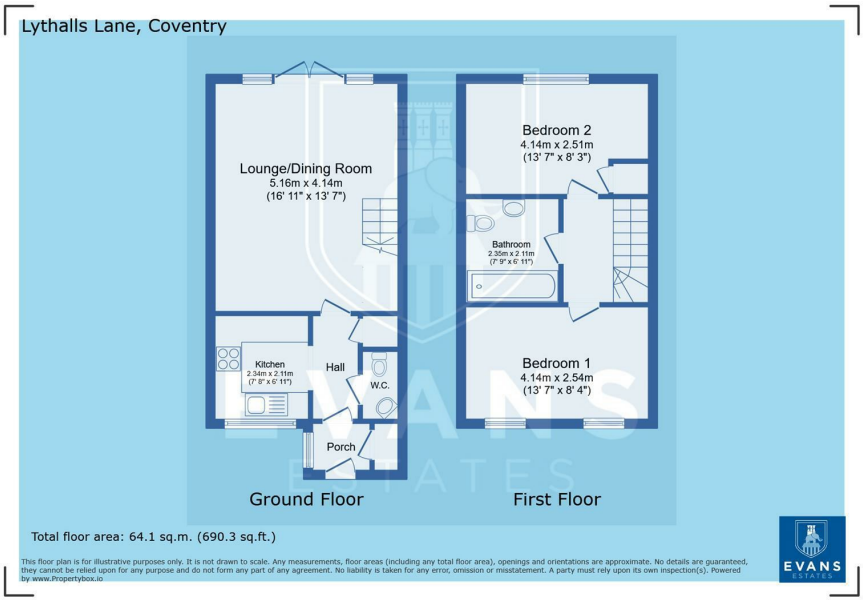
- Two Allocated Parking Spaces
- Ground Floor Cloakroom
- Two Bedroom

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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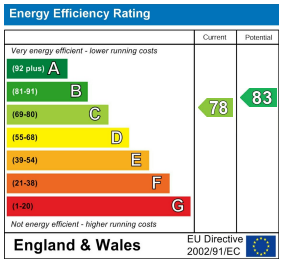
Floor Plan



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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