



Charter Avenue , Coventry, CV4 8ER Offers over £400,000

* Impressive extended semi-detached family home located on Charter Avenue in the vibrant Canley area of Coventry * This property offers a perfect blend of space and comfort, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious entrance hall that leads to three well-appointed reception rooms, including a bright and airy lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the refitted kitchen diner, which provides a modern space for family meals and gatherings. Adjacent to the kitchen, a charming conservatory allows for an abundance of natural light, creating a delightful atmosphere throughout the day. The ground floor also features a convenient WC, a utility room, and access to the garage, ensuring practicality for everyday living.

Moving to the first floor, you will find four generously sized bedrooms, including a master bedroom complete with an en suite shower room, offering a private retreat for the homeowners. A further family bathroom serves the additional bedrooms, providing ample facilities for all.

Externally, the property boasts off-road parking, a valuable asset in this sought-after area. The rear landscaped garden is a true highlight, providing a serene outdoor space for

- Semi Detached Family Home
- Four Bedrooms
- Master Bedroom with En Suite
- Conservatory
- Garage
- Utility Room

Viewing

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



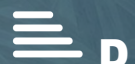
4



2



3

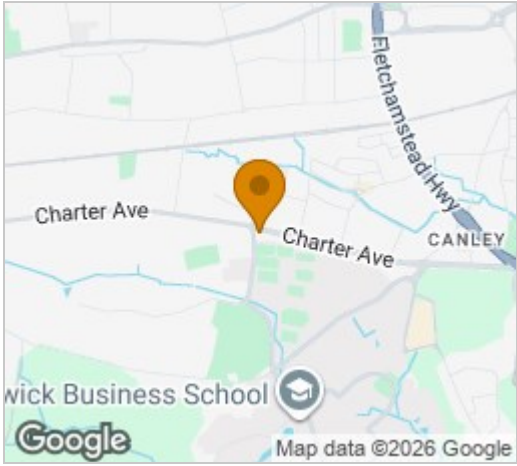


D

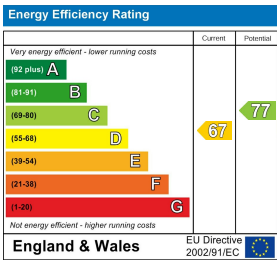
Floor Plan



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.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX
Tel: 02476333363 Email: info@evans-estates.co.uk <https://www.evans-estates.co.uk>