

EVANS  
ESTATES



## Kingsbury Road , Coventry, CV6 1PL Offers over £270,000

Evans Estates is delighted to present this exceptional three-bedroom semi-detached house for sale, ideally located at Kingsbury Road, Coundon. Designed with family living in mind, this property boasts a well-considered layout featuring two spacious reception rooms, perfect for both entertaining and relaxing with loved ones.

The home offers a modern kitchen, providing ample workspace for preparing family meals, as well as two well-appointed bathrooms designed for comfort and convenience. Each of the three bedrooms provides flexible options to suit a variety of household needs, whether accommodating a growing family or setting up a dedicated home office.

Situated in a sought-after location, this property benefits from excellent public transport links, making commutes and city access straightforward. The house is surrounded by reputable nearby schools, ensuring a strong educational offering for families with children. An abundance of local amenities, including shops, cafés, and essential services, are all within easy reach, adding to the daily convenience.

For those who value outdoor recreation, residents will appreciate the close proximity to green spaces, nearby parks, and attractive walking routes, perfect for both active lifestyles and leisurely outings. This appealing home provides an excellent balance of

- Sought After Location
- Coundon Wedge
- Christ The King Catchment Area
- Boarded Loft Space

### 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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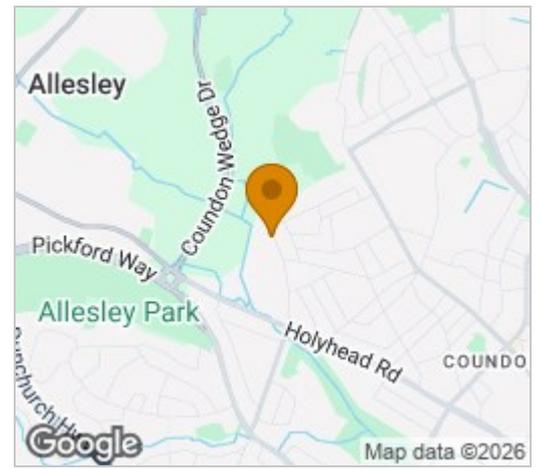


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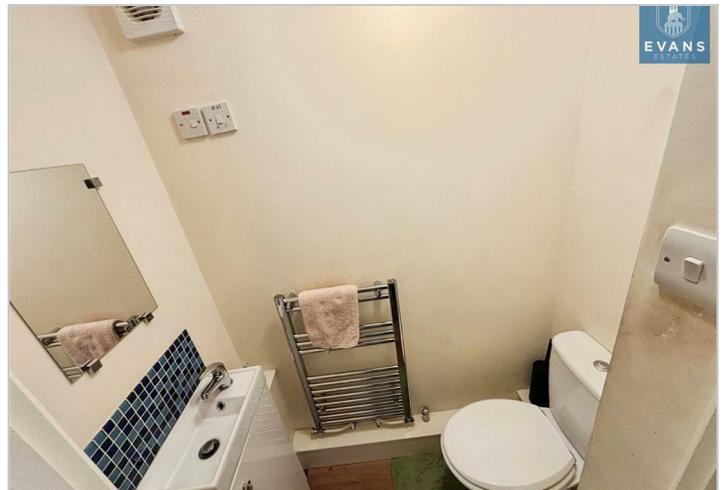
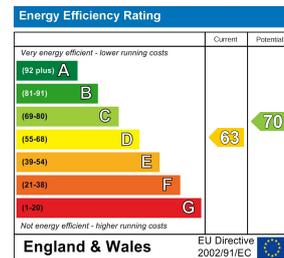
## Floor Plan



## Area Map



## Energy Efficiency Graph



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