

Minton Road , Coventry, CV2 2XQ Offers over £350,000

Evans Estates is delighted to present this immaculate detached house, offered for sale in a prime location with exceptional access to public transport links, highly regarded local schools, amenities, and beautiful parks—an ideal choice for families seeking their perfect home.

This stunning extensively extended property boasts spacious and elegantly finished interiors, thoughtfully designed to meet the needs of modern living. Upon entry, you are welcomed by two generous reception rooms, each meticulously maintained and ready to accommodate a variety of uses, from relaxing family gatherings to formal entertaining. The property further benefits from a contemporary, well-appointed kitchen, seamlessly blending practicality with style.

The house offers four well-proportioned bedrooms, providing ample space for family members, guests, or the option for a dedicated home office or study. Three pristine bathrooms ensure convenience and comfort, presented with quality fixtures and tasteful décor to create a calming environment.

Outside, the setting is complemented by close proximity to local amenities and tranquil parks, perfect for outdoor recreation and social activities. The excellent transport links

- **No Chain**
- **Beautiful Family Home**
- **Private Road**
- **4K CCTV System**
- **Fully Boarded Loft Space**
- **High Specification**
- **Outdoor Studio**
- **Extensively Extended**

Viewing

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



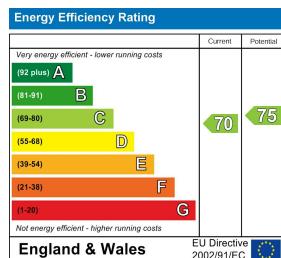
Floor Plan



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>