



38 Armson Road, Exhall

Coventry

£220,000



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

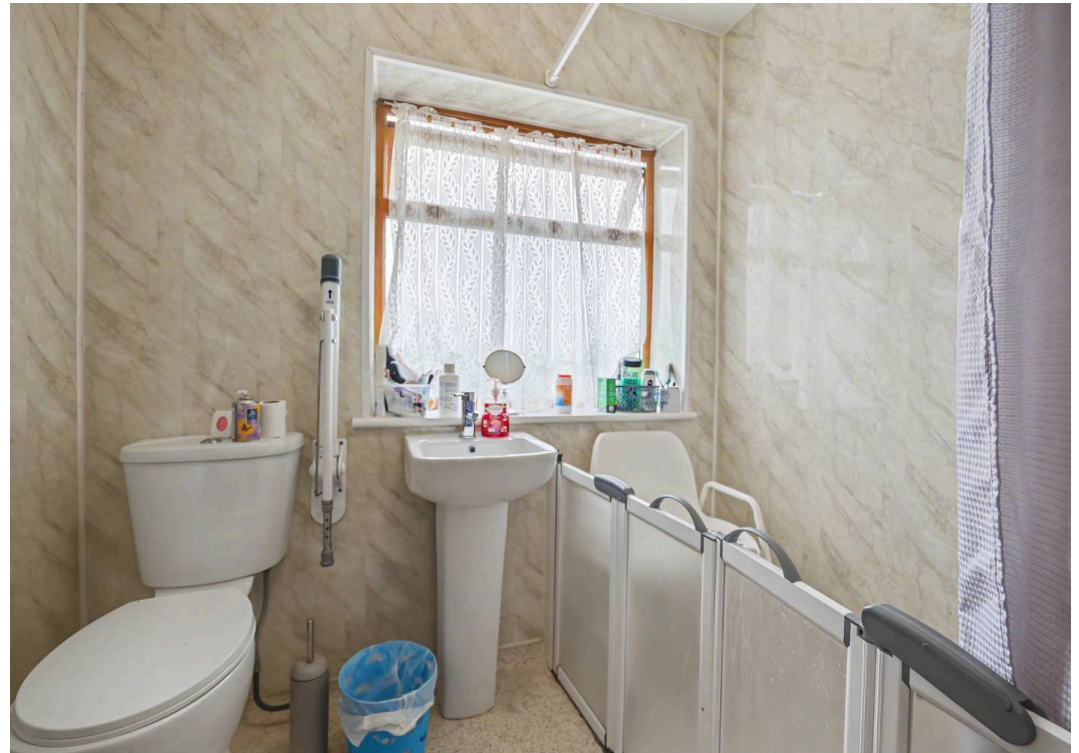
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Nestled in a sought-after residential area, this well-presented three-bedroom semi-detached house offers an inviting blend of comfort and practicality for modern family living. Upon entering the property, you are greeted by a useful porch that leads into a welcoming entrance hall, providing a warm introduction to the home. The spacious lounge and adjoining dining room create an ideal setting for both relaxing and entertaining, with ample natural light enhancing the sense of space. The modern kitchen is thoughtfully designed with contemporary fittings and plenty of storage. Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a growing family or those working from home. The shower room provides a sleek and functional space. Additional features include gas central heating and PVCu double glazing throughout.

The property is further complemented by its generous outside space. The rear garden is equally impressive, providing a private and secure area that is perfect for outdoor dining, gardening, or simply unwinding at the end of the day. Mature shrubs and established borders add character and colour, while a lawned area offers space for children to play. For added convenience, the frontage benefits from off-road vehicle parking, making daily life that little bit easier. This outdoor environment strikes a perfect balance between low-maintenance living and the opportunity to enjoy the outdoors, making it an ideal choice for families, professionals, or anyone seeking a comfortable home with excellent outside space. Internal viewing is highly recommended to fully appreciate the accommodation being offered for







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