
 3

Bedrooms

 2

Bathrooms



Welcome to this delightful 3-bedroom semi-detached family home located in the highly sought-after area of Styvechale, Coventry. Suttons Estate Agents are proud to present this well-presented property, offering a perfect blend of modern living and traditional charm. Situated within walking distance of essential amenities such as schools, a pharmacy, post office, Cheylesmore high street, Asda, War Memorial Park, Coventry city centre, the university, and the train station, this home is ideally positioned for convenience and lifestyle.

Upon entering the property, you are greeted by an inviting entrance porch that leads into a welcoming hallway. The spacious lounge, featuring an electric fireplace, provides a cozy atmosphere for family gatherings. The open-plan kitchen/diner is a highlight of the home, equipped with built-in appliances including a fridge, dishwasher, oven, and induction hob. The adjoining conservatory floods the space with natural light and offers picturesque views of the garden, creating a perfect setting for dining and relaxation.

The ground floor also includes a utility room, a snug/playroom, and a garage that has been partitioned to provide a 2.6-foot depth storage area on one side and a study on the other. This versatile space has the potential to be converted into a ground floor bedroom, subject to planning permissions. Additionally, there is a convenient downstairs W/C.

Ascending to the first floor, you will find a modern, part-tiled bathroom with a shower over the bath. The accommodation comprises two spacious double bedrooms, both with built-in storage, and a third bedroom suitable for a single bed. The landing features a storage cupboard housing a modern Vaillant boiler (installed in 2017 and serviced in November 2023) and provides access to the loft via a pull-down ladder. The loft is partially boarded, offering additional storage space.

The exterior of the property is equally impressive. The front garden is well-maintained, and the lock-paved driveway provides off-road parking. Side access leads to the rear of the property, where you will find a north-west facing garden mainly laid to lawn, with trees and shrubs adding to the tranquil ambiance. A patio area provides an ideal space for outdoor dining, while a paved area at the bottom of the garden offers a hidden retreat for sunbathing and relaxation. The property also has potential for further extension, subject to planning permissions. The roof was replaced within the past ten years, and the consumer unit (fuse box) was updated six years ago, ensuring the property is move-in ready.

This home is perfect for families seeking a comfortable and convenient lifestyle in a desirable location. It combines modern amenities with traditional features, creating a warm and inviting atmosphere. Don't miss the opportunity to make this house your home. Contact Suttons Estate Agents today to arrange a viewing and experience all that this property has to offer.

Good to know:

Vendors position: they have found a property they like.

Council Tax Band - D

EPC Rating - TBC

Floor plan - in progress and will be added soon.

Boiler - Vaillant - installed in 2017 and last serviced in November 2023.

Consumer unit (fuse box) - installed approximately 6 years ago.

Measurements in foot:

Porch - 4.35 x 6.95

Hallway

Lounge - 12.22 x 14.27

Kitchen/diner - 18.29 x 9.99

Conservatory - 7.52 x 10.35.

W/C - 4.79 x 2.86

Utility - 6.06 x 7.58

Garage - 7.85 x 2.66

Bed 2 rear - 10.96 x 9.80

Bed 1 front - 13.53 x 11.21

Bed 3 box - front - 6.16 x 8.27

