



THE ESTATE AGENTS  
1977



**Byfield Road, Coventry, West Midlands CV6 1FF**  
**Offers Over £250,000 - Freehold**





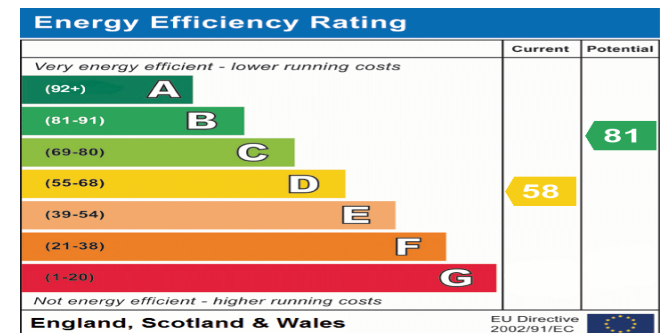
## PROPERTY DESCRIPTION

The Estate Agents are pleased to present this three bedroom, 1930's semi-detached property, offered with no chain in the sought after Coundon area of Coventry. The accommodation, which would benefit from some updating briefly comprises; a welcoming entrance hall, open plan living/dining room with patio doors opening to the rear garden, kitchen and utility room. On the first floor are three bedrooms and a modern family shower room. Outside the property benefits from a front garden with ample off road parking and a lovely rear garden with patio, lawned areas and planting borders. The house has plenty of scope to improve/extend, subject to obtaining the relevant permissions.

The property sits just outside the city centre and is within easy reach of local amenities, a retail park, primary and secondary schooling, Allesley Park golf course and a number of parks and playing fields. Coundon benefits from fantastic road links with the A45, M45 & M6. There's a regular train service from Coventry to London Euston.

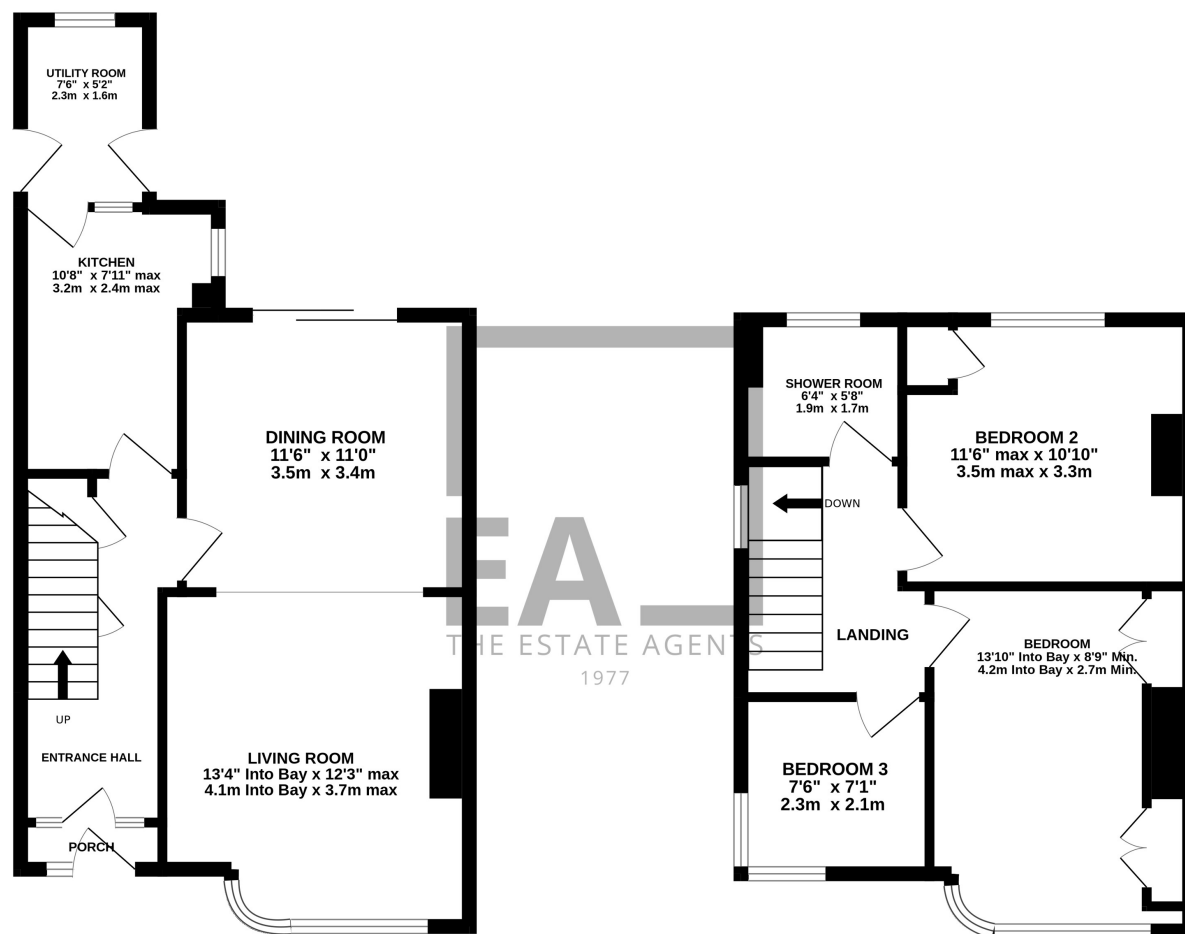
## POINTS OF INTEREST

- Three Bedroom 1930's Semi Detached
- Open Plan Living /Dining Room
- Utility Room
- Shower Room
- Ample Off Road Parking
- Beautiful Rear Garden & Patio
- Within Easy Reach Of Local Amenities
- Great Road Links To A45, M45 & M6
- No Upward Chain



GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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