



Babbacombe Road, Styvechale, Coventry, CV3 5NZ



GUILD HOUSE
Estate Agents

Babbacombe Road | | CV3 5NZ

Guide Price £400,000



Guild House estate agents are delighted to offer for sale this deceptively spacious semi detached property in the sought after area of Styvechale in Coventry. Situated within walking distance of local amenities and good schooling. Access to major road networks and motorway links are just a short drive away as well as being a short driving distance into the city centre.

This much loved home has been significantly updated and improved by the current owners but still offers prospective buyers the potential to extend further subject to planning. Presented in excellent condition throughout, the ground floor comprises: entrance hallway, W.C., and under stairs storage cupboard, a larger than average lounge for a house of this age looks out to the front aspect with a second reception room leading directly into a fantastic extended kitchen/diner. The kitchen has been refitted with contemporary white gloss units incorporating integrated washing machine, built in double oven, microwave, stainless gas hob and extractor. The dining area has French doors opening out onto the patio.

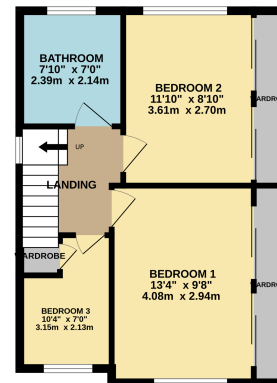
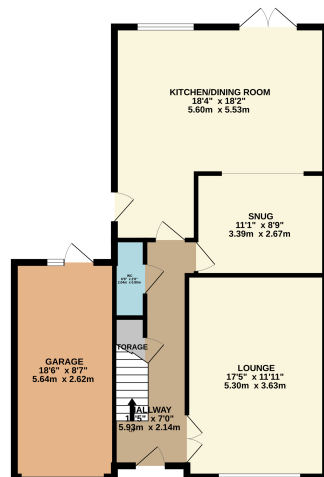
To the first floor there are three generously proportioned bedrooms, all benefiting from built in wardrobes. A fabulous family bathroom which has recently been refitted in a luxurious style with separate shower enclosure, double ended bath, feature black basin and brushed gold fittings. The property further benefits from a boarded loft with pull down ladder, gas central heating and upvc double glazing throughout.

Externally there is a fantastic large rear garden fully enclosed by timber fencing and not overlooked therefore offering a huge amount of privacy, mainly laid to lawn with a pathway down to the bottom of the garden, paved patio area and access to the rear of the garage. To the front of the property there is a mature shrubbery, up and over door to the garage and block paved driveway providing parking for at least 3 cars.

This property absolutely must be viewed!



- EXTENDED SEMI DETACHED
- STYVECHALE AREA
- POTENTIAL TO EXTEND FURTHER
- THREE GOOD SIZED BEDROOMS
- FABULOUS EXTENDED KITCHEN/DINER
- SEPARATE RECEPTION ROOMS
- REFITTED FAMILY BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LARGE PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- GROUND FLOOR W.C.
- CLOSE PROXIMITY TO EXCELLENT AMENITIES & SCHOOLING
- EPC - D



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

