 **3**
Bedrooms

 **1**
Bathroom



Suttons Estate Agents Presents: A Charming 3-Bedroom Semi-Detached Family Home in Cheylesmore, Coventry.

Nestled in the heart of Cheylesmore, one of Coventry's most desirable and well-connected neighborhoods, Suttons Estate Agents proudly offers this delightful 3-bedroom semi-detached family home for sale. This property offers the perfect blend of traditional charm and modern convenience, making it an ideal choice for professionals and families alike. With its excellent location, versatile living spaces, and potential for further development, this home is an opportunity not to be missed.

Location, Location, Location

Cheylesmore is a highly sought-after residential area in Coventry, renowned for its excellent amenities, green spaces, and easy access to the city center. This property is perfectly positioned to take advantage of everything this vibrant neighborhood has to offer. Within walking distance, you'll find the Quinton Park shopping parade, a bustling hub of local shops, cafes, and essential services. Whether you're picking up groceries, enjoying a coffee with friends, or running errands, everything you need is right on your doorstep.

For those who enjoy the outdoors, Quinton Park is just a short stroll away. This beautiful green space is perfect for a morning jog, a leisurely walk, or a relaxing picnic. With its well-maintained lawns, mature trees, and peaceful atmosphere, the park provides a welcome escape from the hustle and bustle of city life.

Ideal for Commuters

One of the key benefits of this property is its proximity to Coventry city center and the train station. Whether you work in the city or need to commute further afield, you'll appreciate the convenience of being just a short journey away from major transport links. Coventry train station offers regular services to London Euston, making this an excellent location for professionals who need to travel to the capital.

Additionally, the property is well-connected to the local road network, providing easy access to the A45, A46, and M6 motorway. Whether you're heading into Coventry, exploring the surrounding areas, or traveling further afield, you'll find that getting around is a breeze.

A Home with Character and Charm

As you step inside this lovely home, you'll immediately be struck by its warm and welcoming atmosphere. The entrance hallway features stunning Minton tiles, adding a touch of character and timeless elegance to the property. The hallway also includes a convenient understairs storage cupboard, providing ample space to store your coats, shoes, and household essentials.

The ground floor is designed for comfortable living and entertaining. The lounge is a cozy and inviting space, with a beautiful bay window that floods the room with natural light. The feature fire surround adds a focal point to the room, creating a perfect spot to relax and unwind with family and friends.

The heart of the home is undoubtedly the kitchen/diner, which offers plenty of space for cooking, dining, and socializing. The kitchen is well-equipped with ample storage and workspace, making it easy to prepare meals and entertain guests. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. Whether you're hosting a summer barbecue or enjoying a quiet evening meal, this area is sure to be a favorite spot in the home.

Upstairs: Comfortable and Versatile Living Spaces

The first floor of the property offers three well-proportioned bedrooms, providing plenty of space for family living. The master bedroom is a spacious and tranquil retreat, with room for a king-size bed and additional furniture. The second bedroom is also a generous double, making it ideal for guests, children, or a home office.

The third bedroom is a sizeable single, offering versatility depending on your needs. Whether you require a nursery, a study, or an extra bedroom, this room can easily adapt to suit your lifestyle.

The family bathroom is stylishly finished with part-tiled walls and includes a shower over the bath, providing a practical and convenient space for the whole family. The neutral color scheme and modern fittings ensure that the bathroom is both functional and aesthetically pleasing.

Outside: Gardens, Garage, and Potential

The property benefits from well-maintained outdoor spaces that enhance its appeal. To the front, a neatly kept lawned garden sets the tone for the home, offering a pleasant outlook and a welcoming approach.

Shared side access leads to the single garage, providing secure parking and additional storage. The garage is a valuable asset, whether you use it for your car, bicycles, or as a workshop.

The rear garden is a key feature of this property, offering a private and peaceful outdoor space for relaxation and recreation. The garden is mainly laid to lawn, making it ideal for children to play or for you to enjoy some gardening. The patio area is perfect for outdoor dining, entertaining, or simply soaking up the sun on a warm day.

Additionally, the garden includes a brick-built storage cupboard and an outside toilet, adding to the property's practicality. For those with a vision, the garden and the property's layout offer potential for further development, subject to planning permission. Whether you're considering an extension, a garden room, or a home office, there are plenty of possibilities to explore.

Modern Comforts and Future Potential

This home is equipped with double glazing and gas central heating, ensuring that it is warm, energy-efficient, and ready for modern living. The property's layout, location, and features make it a versatile and attractive option for a wide range of buyers.

For those looking to add value, the property offers significant potential for future improvements. Whether you're planning to update the interiors, extend the living space, or create a bespoke garden, this home provides a solid foundation for your ideas and ambitions.

Conclusion: A Rare Opportunity in Cheylesmore

Properties like this don't come on the market often, especially in such a sought-after area as Cheylesmore. With its blend of character, modern convenience, and potential, this 3-bedroom semi-detached home is a fantastic opportunity for anyone looking to move to Coventry. Whether you're a first-time buyer, a growing family, or a professional seeking an ideal location, this property has something to offer.

Don't miss your chance to view this charming home. Contact Suttons Estate Agents today to arrange your viewing and see for yourself what makes this property so special.

Good to know:

The vendors position: They have found a property already.

EPC - C

Internal area - 90 Square Meters / 968 Square foot

Council Tax Band C- £2041 pa

If rented the property would achieve £1,250 pcm - £1,300 pcm.

Loft hatched access via the landing, no ladder, part boarded for storage.

Garage roof is assume to made of asbestos

Boiler - located in the rear bedroom - serviced in July 2024.

Measurements in foot:

Lounge - 13.89 x 12.03

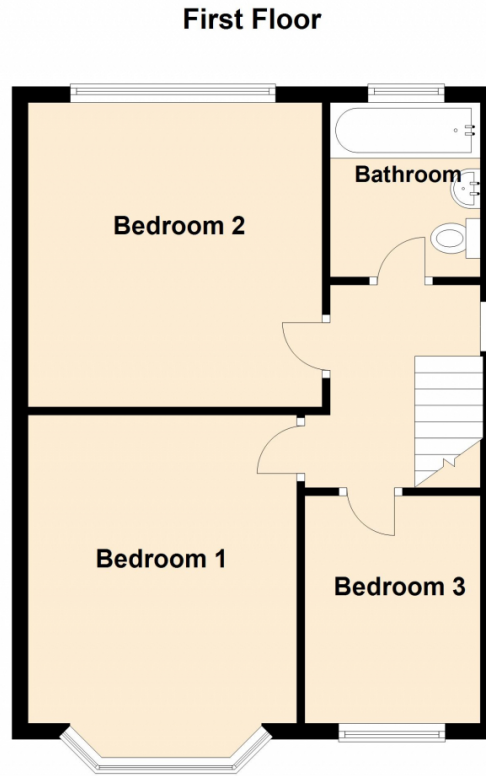
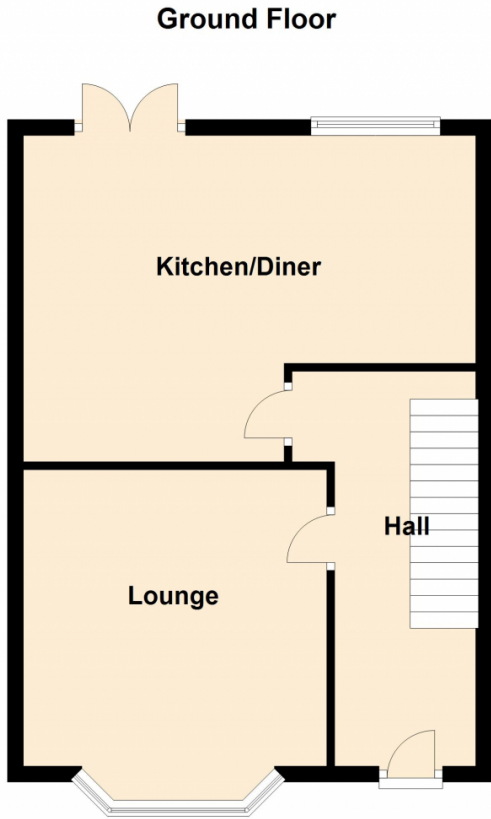
Kitchen/diner - 18.75 x 12.91

Bathroom - 6.08 x 7.14

Bedroom 1 front - 11.22 x 14.30


Bedroom 2 rear - 13.02 x 12.20

Bedroom 3 - front - 7.37 x 8.92



Total area: approx. 90.4 sq. metres (973.4 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 85 Cecily Road, CV3

