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72 WOODSIDE AVE NORTH

COVENTRY, CV3 6BD

- PRIME STIVICHALL LOCATION • YARDS FROM MEMORIAL PARK • SPACIOUS FAMILY HOME WITH 4 BEDROOMS • DRIVEWAY & GARAGE • REAR KITCHEN/DINER • WEST FACING GARDEN • GENEROUS CORNER PLOT • MANY ORIGINAL FEATURES • FULLY DOUBLE GLAZED & GAS CENTRAL HEATING • COUNCIL TAX BAND E, EPC RATING E



THE PROPERTY

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Spacious Family Home ~ Close to Memorial Park ~ Finham Park Catchment

A spacious family home located in one of Coventry's most sought after residential locations, within easy walking distance of the Coventry War Memorial Park and the popular Stivichall Primary School.

Situated on a generous corner plot, the house has been built to the most practical and spacious of designs with four first floor bedrooms and two good sized reception rooms on the ground floor. We feel this house would ideally suit a growing family with the accommodation offering; Porch, Entrance Hall, large Lounge with Bay window, Family Room overlooking the rear garden, fitted Kitchen/Diner, Ground Floor Cloakroom with WC, large Utility Room and direct access to the integral Garage. To the first floor there are four Bedrooms and Bathroom with both bath and walk in shower. The rear Bedroom has a delightful west facing balcony overlooking the garden.

The house has many original features including a beautifully restored Minton Tile floor in the Entrance Hall and a feature fireplace in the Lounge.

Externally there is direct vehicular access to a block paved driveway leading to the garage. To the rear there is an enclosed private west facing garden with the majority laid to lawn, there are also two brick built storage sheds and a barbecue area.

We anticipate this property will generate a lot of interest so please contact Elizabeth Davenport Coventry office and one of our friendly team will be happy to make all of the viewing arrangements. Please note viewings are strictly by appointment only.





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THE LOCATION

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Woodside Avenue North runs off Green Lane North and is only a short walk from both Finham Park school and Stivichall Primary. (Grange Farm, Finham Primary as well as Bishop Ullathorne RC school are also within walking distance.)

There is nearby access to the A45 leading onto the area's network of commuter roads. There are a number of other local amenities including shops, pubs/eateries, a local convenience store, Finham & Hearsall Golf Clubs and the War Memorial Park. Earlsdon is just over a mile to the north-west. Coventry Railway Station is also within walkable distance from where trains run to Birmingham and London.

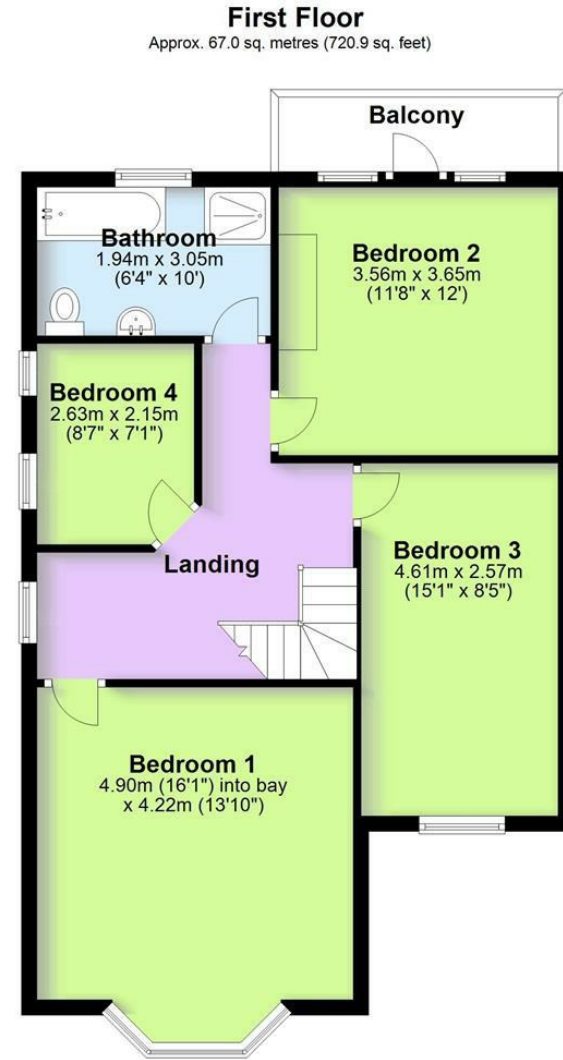
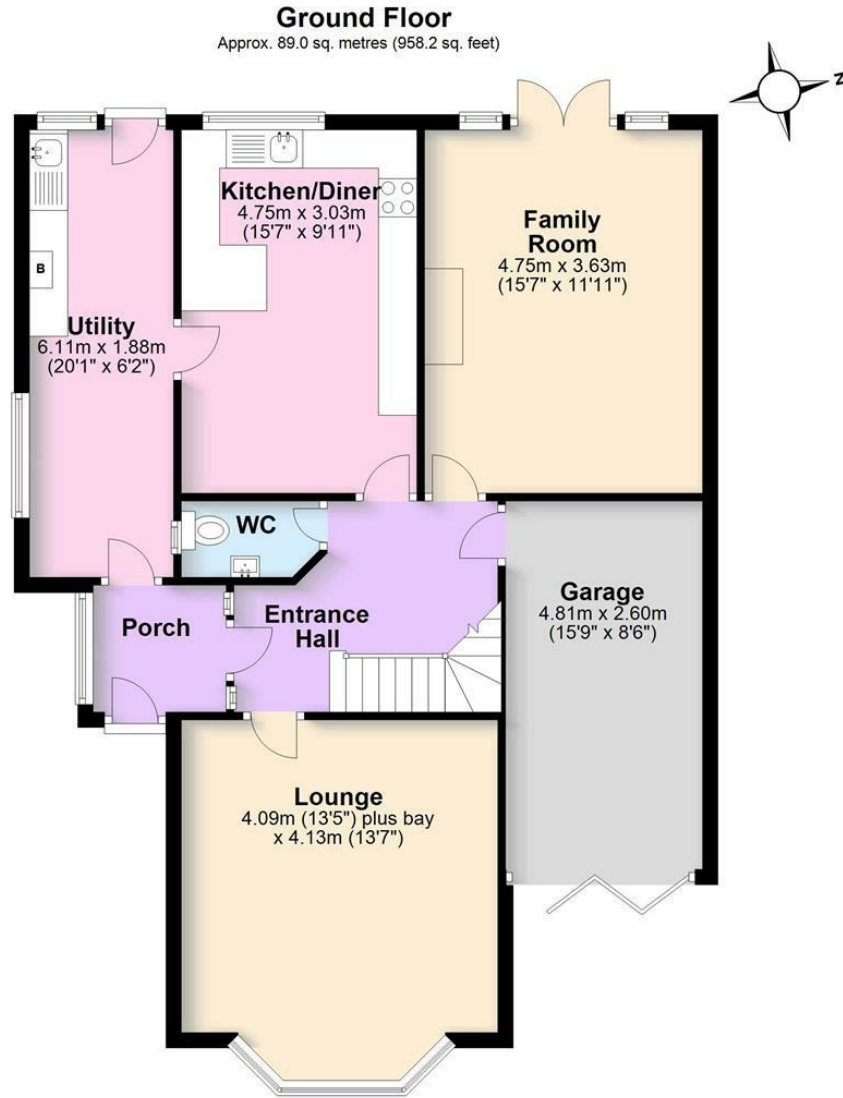
Stivichall is situated on the aspirational south side of Coventry and commands a healthy property market where prices have risen in recent years, providing good investment prospects for potential buyers

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THE FLOORPLAN



Total area: approx. 156.0 sq. metres (1679.1 sq. feet)



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