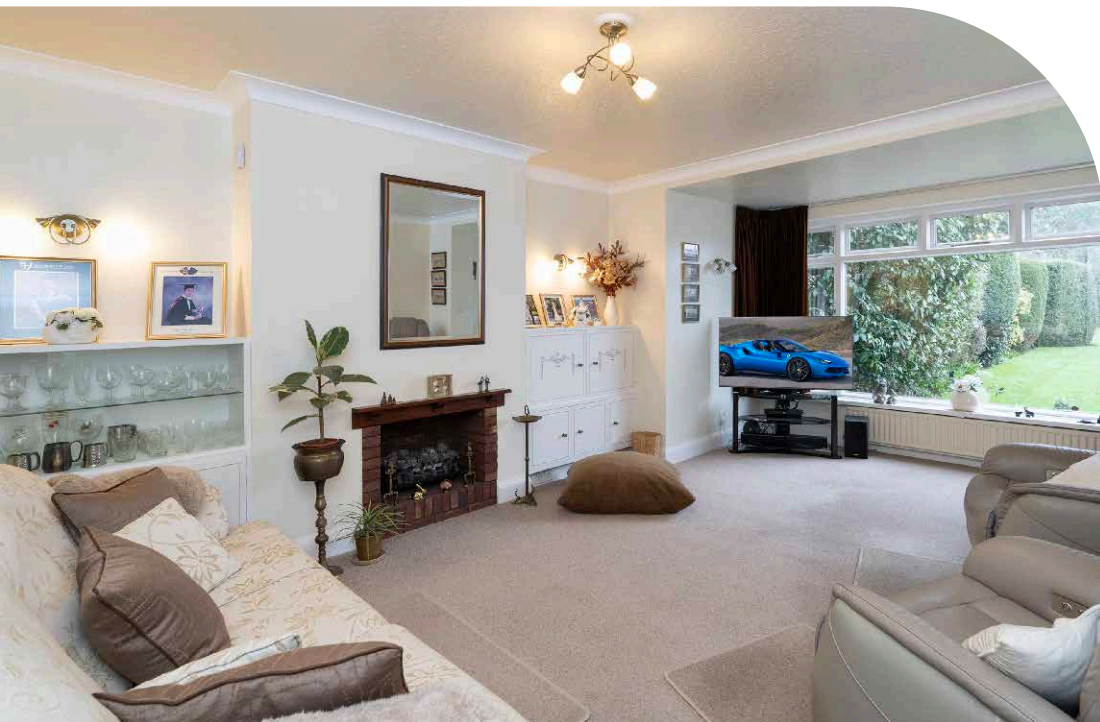




2 RIDGEWAY AVENUE

STIVICHALL, CV3 5BP

- 4 Bedroom Semi Detached Property
- Great Further Potential
- Impressively Spacious



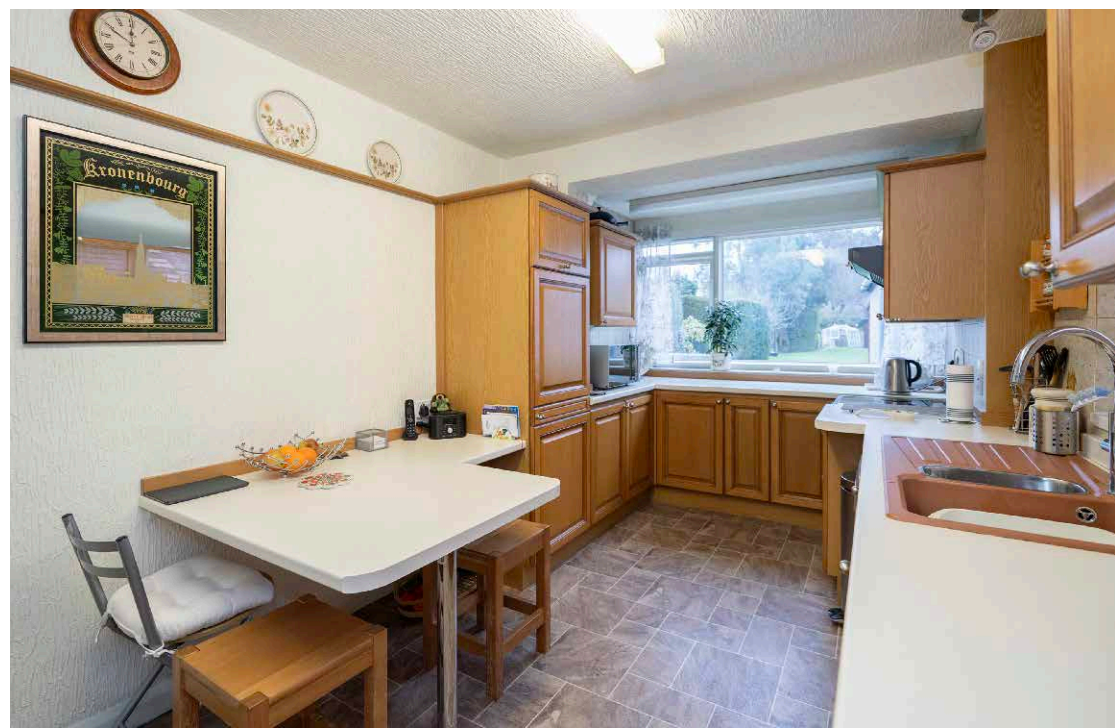
THE PROPERTY

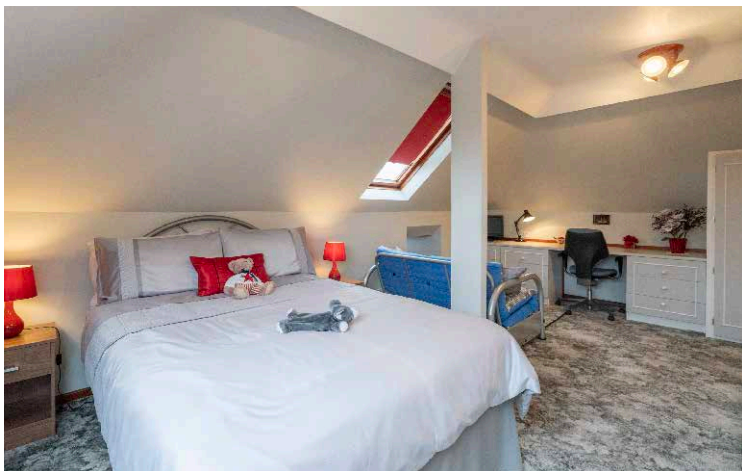
A deceptively spacious family home nestled in the heart of Stivichall within a stones throw of the memorial park, the amenities on offer on the Daventry Road and the city centre. The house sits on a very generous sized garden plot measuring approximately 220ft from front to back and is ideally laid out for families with a large mainly lawned back garden. We are led to believe this property was originally built by the developer of Ridgeway Avenue for his own occupation so the house has therefore been built to slightly larger dimensions and specification. Requiring some modernisation in certain areas, this property is ideal for anyone looking for a home to which they can improve and add value over time.

The accommodation briefly offers Porch, Entrance Hall, Family Room with bay window, extended Lounge with fantastic view down the rear garden, extended Breakfast Kitchen and a useful Utility Room with WC. To the first floor there are three very generous sized bedrooms and a Family Bathroom. From the first floor landing there is a spiral staircase which leads up to the second floor where there is a further bedroom with ensuite WC.

Externally there are gardens to front and rear. The rear garden is a real selling point and we would suggest is ideal for growing families.

We expect there to be high demand for this fantastic family home so please call Elizabeth Davenport Coventry office for further information.





THE LOCATION

Stivichall is one of the most sought after suburbs in Coventry being found on the south side of town. Stivichall is situated on the edge of the War Memorial Park (once known as Stivichall Common) and is conveniently located for the A45 and A46 Trunk Roads, a gentle walk to Coventry Railway Station with Bus and Car access to the city-centre.

Nearby secondary schools include King Henry VIII, Whitley Abbey, Bluecoat and Finham Park. For juniors there is Howes Primary, Manor Park Primary and King Henry VIII Junior. There are also two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs.

THE FLOORPLAN



Total area: approx. 184.3 sq. metres (1983.5 sq. feet)



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