



## 63 ST MARTINS ROAD

FINHAM, CV3 6FD

- 4 Bedroom Detached Property
- Secluded Rear Gardem
- Chain Free Sale



## THE PROPERTY

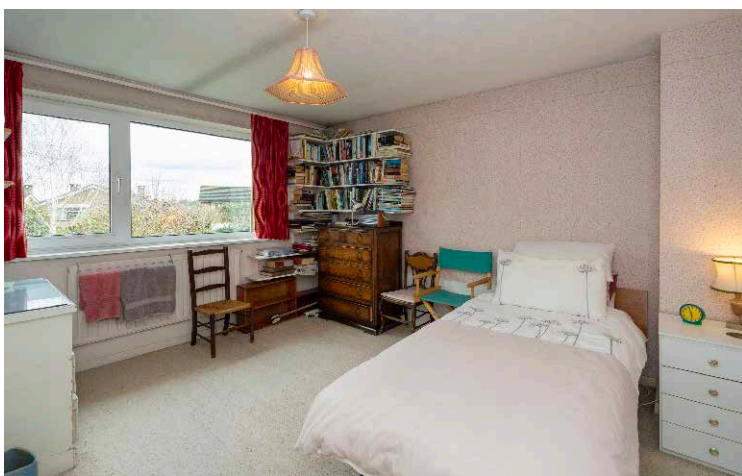
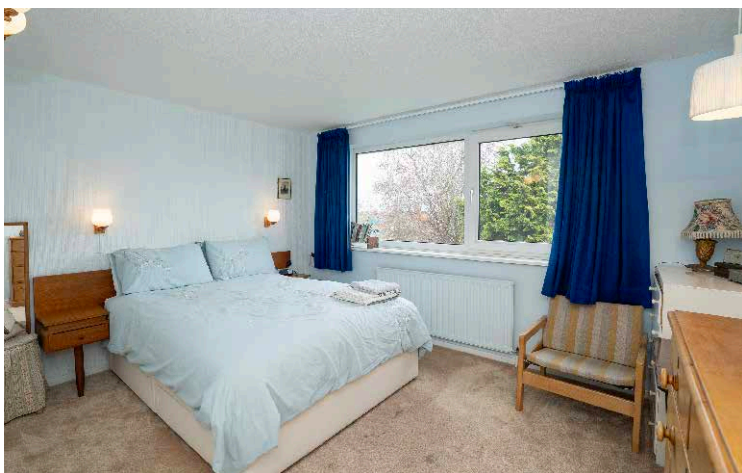
A spacious detached family home in one of Coventry's most sought after locations. Occupying a fantastic plot within the heart of the Finham Park catchment area, with easy access to open countryside and Leamington Spa via Stoneleigh village to the south. Ideal for dog walking and long summer walks it is no wonder families flock to move into this location

The flexible family accommodation briefly offers; impressive Entrance Hall, Cloakroom with WC, dual aspect Living Room with patio doors leading out to the rear garden. Separate Dining Room, Breakfast Kitchen with an internal lobby leading to the useful Utility Room, built in cupboard and covered area between the main house and the garage that could be used as a Workshop.

To the first floor there are four bedrooms a large Family Bathroom and a separate Shower Room accessed from the landing. Three of the four bedrooms have built in wardrobes and have been designed to very well proportioned dimensions.

Externally there is direct vehicular access to a drive with car port and a detached brick garage. There are mature gardens to front and rear, the rear garden is a good size with the majority laid to lawn surrounded by well stocked herbaceous beds. There is also a large paved patio area providing an ideal setting to sit and relax in the warmer summer months.





## THE LOCATION

Finham is one of Coventry's most popular locations for families. With excellent local schools, sports clubs, pubs, restaurants and shopping outlets this area has all the amenities you will ever need. There is nearby access to both the A45 and A46 Trunk Roads leading onto the areas network of commuter roads including the M40. Leamington Spa, Kenilworth, Coventry and Birmingham are all easily accessible.

Finham Park secondary and primary schools are located within walking distance. There are a number of other local amenities including shops, a convenience store, Medical Centre, Finham, Hearsall and Kenilworth Golf Clubs as well as Coventry's War Memorial Park. There are also good bus routes running past on St Martins Road.

St Martins Road 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.

# THE FLOORPLAN



Total area: approx. 170.0 sq. metres (1830.4 sq. feet)



01926 298298  
elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents  
99 Warwick Road, CV8 1HP

