



## 10 ILFORD DRIVE

COVENTRY, CV3 6LD

- LARGE CORNER PLOT
- PRIME SOUTH COVENTRY
- DRIVEWAY & GARAGE
- 4 BEDROOMS & 2 BATHROOMS
- REAR KITCHEN/DINER
- EXCELLENT LOCAL SCHOOLS
- FURTHER POTENTIAL IF REQUIRED
- EPC RATING D
- COUNCIL TAX BAND E



**E** ELIZABETH  
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## THE PROPERTY

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Large Corner Plot ~ Four Bedrooms ~ En-suite Shower Room Plus Family Bathroom ~ Superb Location

Here we have a great opportunity to purchase a spacious detached property on a very generous corner plot. The house has been well maintained and improved over the years by the present owners and yet still offers huge potential for further modernisation and extension. The location of this property is very desirable and is situated a few hundred yards from the very popular War Memorial Park.

The flexible family accommodation briefly offers, Entrance Hall with Cloakroom leading off with WC, Lounge with feature fireplace open plan access is afforded to the Dining Room with patio doors leading out to the Rear Garden, fitted Dining Kitchen, Utility Room with built storage cupboards, there is also access to the adjoining brick Garage.

To the first floor there are four bedrooms as well as an Ensuite Shower Room off bedroom two and a good size Family Bathroom. On the first floor landing there is a useful airing storage cupboard and a drop-down ladder to a partly-floored loft with storage shelving.

We expect there to be high demand for this fantastic family home so please call Elizabeth Davenport and one of our friendly team will be happy to make all of the viewing arrangements.

### THE LOCATION

Iford Drive is located near to the Baginton Road to the West of the Leamington Road and is found within walking distance of the War Memorial Park & Stivichall Common. It is well situated for easy bus access into the city centre and further afield.

For families, it comes within the catchment area for the highly regarded Finham Park school. Also located close-by is Grange Farm Primary School, Stivichall Primary, and Bishop Ullathorne RC school. The highly regarded King Henry VIII Grammar School is around 1 mile away.

There is nearby access to the A45 and A46 leading onto the areas network of commuter roads. There are a number of other local amenities including shops, pubs/eateries, convenience stores and Finham & Hearsall Golf Clubs.

### ELIZABETH DAVENPORT

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management



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## THE LOCATION

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# THE FLOORPLAN

