



4 RIDGEWAY AVENUE

COVENTRY, CV3 5BP

- SUPER LOCATION • VERY LARGE PLOT • 4 BEDROOMS & 2 BATHROOMS • SENSATIONAL REAR KITCHEN/DINER WITH BI-FOLDS • 2 FURTHER RECEPTION ROOMS • HUGE GARDEN • NEFF INTEGRATED APPLIANCES • SEPARATE UTILITY ROOM • EPC RATING TBC, COUNCIL TAX BAND E



THE PROPERTY

A much improved and extended semi-detached family home in this extremely sought after residential location. This quiet Cul-de-sac is found just off the Baginton Road within easy walking distance of the War Memorial Park, local schools, shops and amenities.

The flexible family accommodation briefly offers, Entrance Hall, Cloakroom with WC, Utility Room, Lounge with bay window, Family Room with open plan access to the spacious and most impressive open plan Harvey Jones Dining Kitchen. This space has bi-folding doors with impressive views over the rear garden and provides a sociable space for the family to sit and relax.

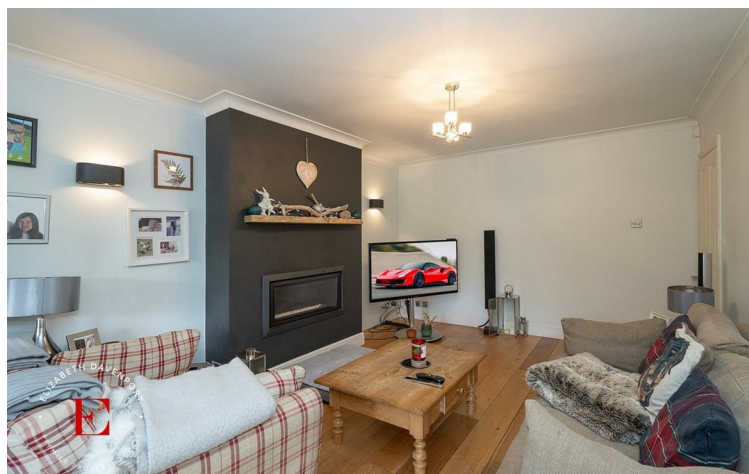
To the first floor three very well proportioned bedrooms and a well appointed family bathroom with separate shower cubicle. From the first floor landing there is a fixed staircase which leads up to the second floor converted attic space providing a fourth bedroom (with aircon) and En-suite Bathroom.

Outside there is direct vehicular access to a driveway with a gated hard standing area beyond as well as a lawned front garden.

To the rear there is an excellent sized garden with the majority being laid to lawn with attractive well stocked herbaceous borders with a selection of seasonal shrubs plants and small trees. There is a Bang & Olufsen sound system in the kitchen and garden.

We expect there to be high demand for this property so please call Elizabeth Davenport Coventry office to book your viewing appointment.



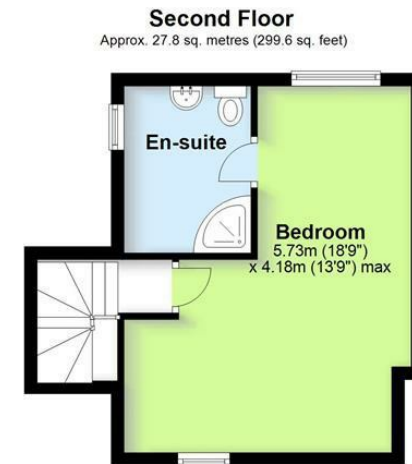
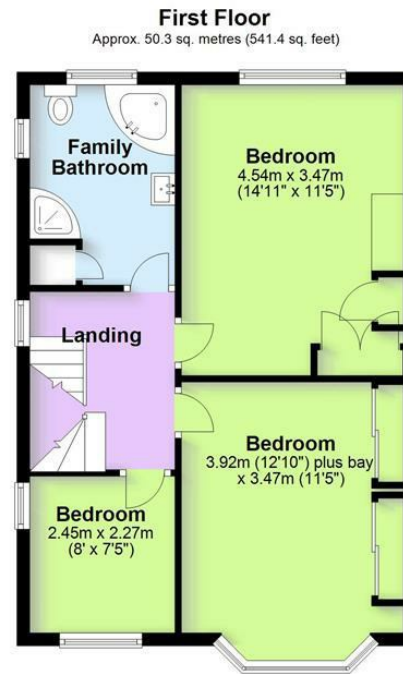


THE LOCATION

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. 169.1 sq. metres (1820.0 sq. feet)