

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**BABBACOMBE ROAD,**  
STYVECHALE, COVENTRY, CV3 5NZ

**OFFERS OVER**  
**£350,000**

# BABBACOMBE ROAD



# PROMINENCE

ESTATES

Welcome to the heart of Styvechale, where an exciting opportunity awaits to transform this 3-bedroom semi-detached property into your dream family home. Nestled in the highly sought-after location of Styvechale, this residence offers a prime canvas for modernisation, presenting ample potential to create a beautiful living space tailored to your taste.

As you approach this charming property, you'll be greeted by a well-maintained facade that hints at the possibilities within. Step through the front door into a space ready for your personal touch. The property exudes a warm ambiance, with its three bedrooms providing comfortable accommodation for a growing family or those seeking additional space.

The spacious interiors provide a fantastic opportunity for a bespoke redesign, allowing you to craft a layout that suits your lifestyle. The property's semi-detached nature ensures an abundance of natural light throughout, creating a bright and inviting atmosphere.

The generously sized garden at the rear of the property offers an outdoor retreat where you can unwind, entertain, or watch your garden flourish with potential. Imagine summer barbecues, family gatherings, and children playing in a space transformed to meet your vision.

Situated in the heart of Styvechale, this property benefits from its proximity to local amenities, reputable schools, and convenient transport links, making it an ideal location for families and professionals

alike.

Don't miss the chance to turn this diamond in the rough into a gem of a family home. With its sought-after location and the promise of a personalized living space, this property is an exciting proposition for those with a vision for their dream home. seize the opportunity to make this residence truly yours, creating a haven in the heart of Styvechale.

## Living Room/Diner

24'3" x 10'11"

## Garden Room

15'1" x 13'6"

## Kitchen

10'10" x 8'9"

## Master Bedroom

14'8" x 10'10"

## Bedroom Two

11'8" x 7'4"

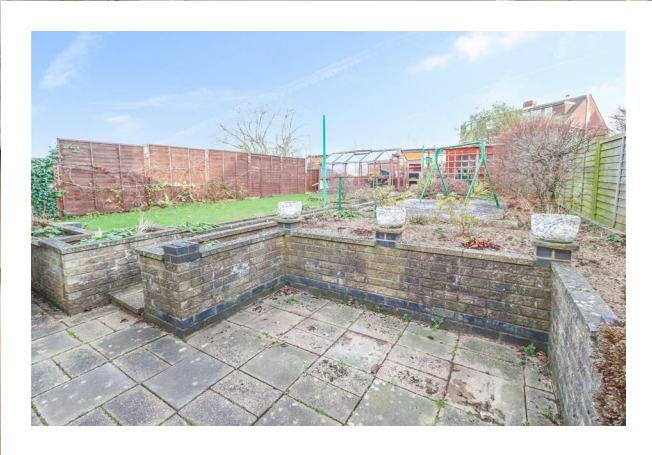
## Bedroom Three

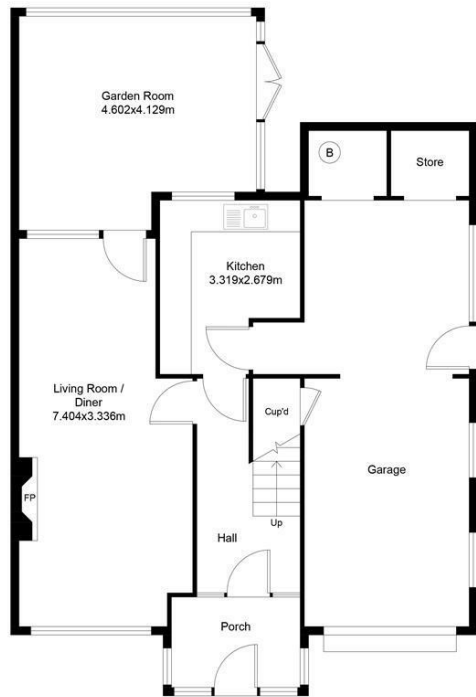
7'11" x 6'5"

## Bathroom

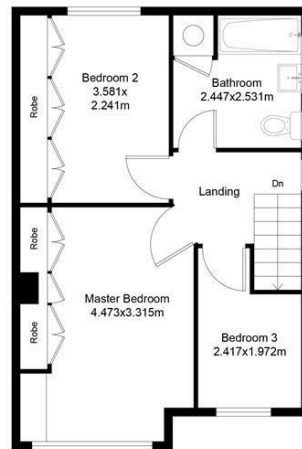
8'0" x 8'3"







GROUND FLOOR PLAN



FIRST FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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