



yourdreampad



## 39 Ridgeway Avenue Styvechale, Coventry, CV3 5BP

A thoughtfully extended family sized semi-detached home, situated at the head of this peaceful and much sought after 'no through road' to the south of the city. Occupying a very generous sized plot, enjoying a long driveway, the property features a magnificent brand new, open plan kitchen, FOUR DOUBLE BEDROOMS, two shower rooms and a family bathroom. The rear garden is another particular feature, being west facing, with a broad seating/entertaining area, well-kept shaped lawn with an abundance of colourful plants, bushes, and shrubs. Comprising of a porch, reception hall, shower room, dining room, rear lounge opening to the large and stylish kitchen, four excellent bedrooms on two floors, a bathroom and ensuite shower room. There are ample car parking areas and a single garage. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

The area of Styvechale is a prime, mainly residential, south of the city suburb, exceptionally well served by a great number of amenities and facilities, perfect for families. The local area is renowned for the choice of highly regarded schools, for all ages together, regular bus services and shopping parades, with the delightful open spaces of the War Memorial Park nearby. Coventry train Station is a short walk away with the city centre itself, slightly further afield.

£555,000

# 39 Ridgeway Avenue

Styvechale, Coventry, CV3 5BP



- GREATLY EXTENDED SEMI-DETACHED HOME
- EXCLUSIVE CUL-DE-SAC, RARE OPPORTUNITY
- GAS HEATING, DOUBLE GLAZING
- PARKING FOR SEVERAL VEHICLES
- FOUR DOUBLE BEDROOMS ON TWO FLOORS
- RECENTLY COMPLETED KITCHEN AND LOFT CONVERSION
- MANY ATTRACTIVE FEATURES, VIEWING RECOMMENDED
- ACCESSIBLE FOR THE TRAIN STATION

## ON THE GROUND FLOOR

Porch

6'6 x 3'8

Reception Hall

9'4 x 5'5

Shower Room

7'3 x 4'2

Dining Room

10'8 x 9'9

Rear Lounge

13'9 x 12'6 into chimney breast

Open Plan Kitchen

18'3 x 15'3

## ON THE FIRST FLOOR

Bedroom No.1

13'9 x 9'8

Bedroom No.2

13'9 x 9'8

Bedroom No.3

10'9 x 9'9

Family Bathroom

6'8 x 6'1

## ON THE SECOND FLOOR

Bedroom No.4

13'3 x 11'8

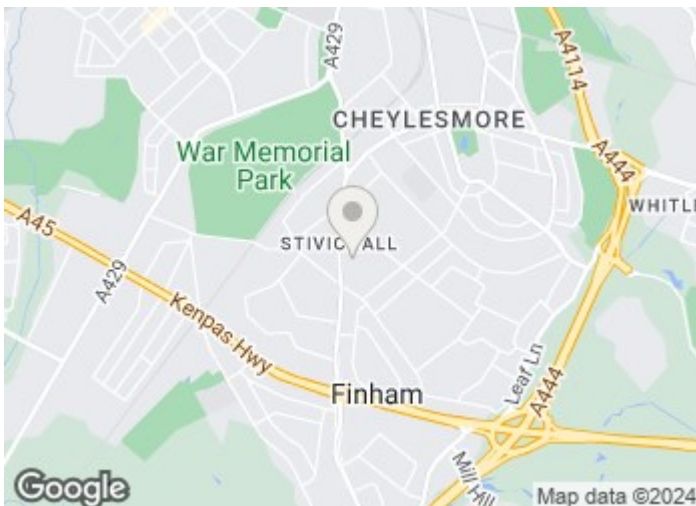
Ensuite Shower Room

9'2 x 3'8

OUTSIDE

Garage

17'1 x 8'7



[Directions](#)





# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	