



yourdreampad



## 43 Byfield Road Coundon, Coventry, CV6 1FJ

A stunning, halls together, double bayed end-terraced family home lying within this peaceful and hugely popular side-road location. Greatly extended and with many delightful features, this appealing home really needs to be seen, has a spacious open plan kitchen/breakfast room, utility and cloakroom together with a loft conversion creating a fourth bedroom or home office. With both gas heating and double glazing the property offers a through hall, front lounge with log burner, outstanding 23ft breakfast kitchen, FOUR BEDROOMS and a family bathroom. A wider than average driveway provides essential off-road parking. The rear garden is very private and very sunny featuring a decked seating/entertaining area and car access to a garage. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Coundon is an established and highly popular district, located to the north-western side of town, with the Holyhead Road enabling excellent access to and from the city centre. The local area features many shops, bus services and parks, therefore ideal for growing families. Several schools are situated within Coundon, primary schools featured are Hollyfast, Moseley and Christ the King. Coundon Court is a secondary school with a growing reputation. The delightful open spaces of Coundon Wedge are perfect for dog walkers.

£295,000

# 43 Byfield Road

Coundon, Coventry, CV6 1FJ



- STYLISH END-TERRACED PROPERTY
- WIDE FRONT DRIVEWAY
- REAR ACCESS TO GARAGE
- LARGE OPEN PLAN BREAKFAST KITCHEN
- GROUND FLOOR UTILITY/CLOAKROOM
- PRIVATE SUNNY REAR GARDEN
- FOUR BEDROOMS ON TWO FLOORS
- LARGE DECKED SEATING AREA

## ON THE GROUND FLOOR

Through Hall

12'7 x 4'9

Utility Room

5'4 x 4'6

Cloakroom

5'4 x 3'1

Front Lounge

10'9 plus bay x 10'9 into chimney breast

Spacious Open Plan Kitchen

Breakfast Room

23'9 x 16'2 overall measurements

Bedroom No.1

10'9 plus bay x 9'8

Bedroom No.2

11'11 x 9'7

Bedroom No.3

6'6 x 6'3

Bathroom

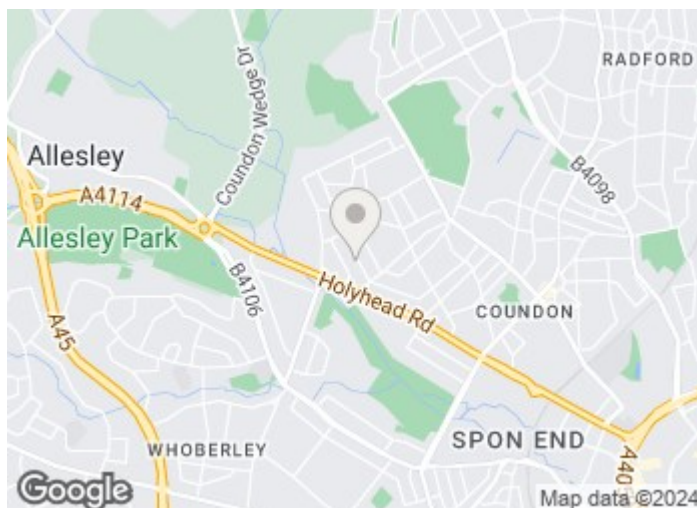
6'3 x 5'5

## ON THE SECOND FLOOR

Bedroom No.4

11'5 x 10'8 (limited head height)

## ON THE SECOND FLOOR



[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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	