



Connells
connells.co.uk 02476 553 093
FOR SALE

Connells

Baginton Road
Styvechale Coventry



Property Description

A superbly spacious semi-detached house situated on one of Coventry's most sought after roads. Within easy reach of Coventry City Centre, Leamington and Kenilworth. This home is situated in great school catchments making this a wonderful prospect for a family. The property also benefits from a larger than average rear garden, off road parking to the front, a garage and the property is being offered with no upward chain. Briefly this wonderful home comprises of an entrance hallway with doors leading you through to a spacious lounge and an open plan living, dining kitchen area with integral appliances and French door opening onto larger than rear garden. Upstairs there are three spacious bedrooms and a fitted bathroom.

Approach

Front door.

Entrance Hall

Tiled flooring, radiator.

Lounge

11' 2" excluding window x 14' max (3.40m excluding window x 4.27m max)
Double glazed window to the front & side elevations, radiator.

Fitted Kitchen/Diner

20' 3" including door x 16' 7" max (6.17m including door x 5.05m max)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Electric oven and gas hob with cookerhood over, plumbing for washing machine, integral microwave, integral fridge/freezer, double glazed French door leading to the rear garden.

First Floor Landing

Doors to:

Bedroom One

11' 2" excluding window x 14' max (3.40m excluding window x 4.27m max)

Double glazed window to the front elevation and radiator.

Bedroom Two

11' 7" excluding window x 9' 6" max (3.53m excluding window x 2.90m max)

Double glazed window to the rear elevation and radiator.

Bedroom Three

11' 5" excluding window x 7' 4" max (3.48m excluding window x 2.24m max)

Double glazed window to the rear elevation and radiator.

Fitted Shower Room

6' 1" excluding window x 5' 9" max (1.85m excluding window x 1.75m max)

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the side elevation.

Outside

Front Of Property

Driveway providing off road parking for several vehicles.

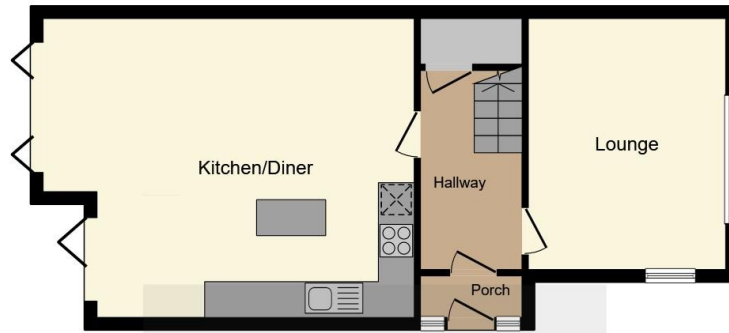
Rear Garden

Larger than average garden with patio area beyond being laid to lawn.

Garage

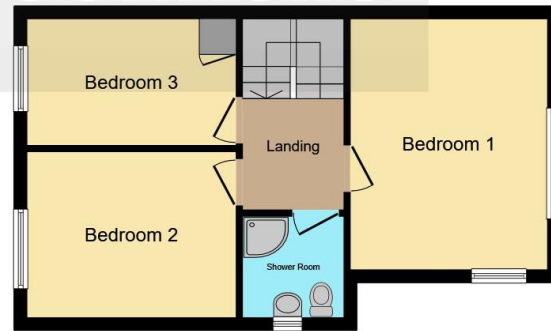
18' 5" max x 9' 11" max (5.61m max x 3.02m max)





Ground Floor

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First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D

view this property online connells.co.uk/Property/COV319914



Tenure: Freehold



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Property Ref: COV319914 - 0010