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Ivybridge Road  
CV3 5PF

# Ivybridge Road

## CV3 5PF

Nestled in the sought-after area of Styvechale, this charming semi-detached bungalow on Ivybridge Road, Coventry, presents a wonderful opportunity for those seeking a spacious and versatile living space. Boasting 2 reception rooms and 3 bedrooms spread across 1,108 sq ft, this property offers great potential for a new owner to make it their own.

Upon entering, you are greeted by an inviting hallway that leads you to a cosy lounge/diner featuring a charming electric fireplace, perfect for relaxing evenings. The sliding doors open up to a delightful conservatory, providing a seamless connection to the outdoors. The fully fitted kitchen offers ample space for essential appliances, making meal preparation a breeze.

Upstairs, you will find three well-proportioned bedrooms and a family shower room, ensuring comfortable living for the whole family. The property is in need of some slight updating and modernising, allowing you to tailor the space to your personal taste and style.

Outside, the front of the property boasts a low-maintenance tarmac driveway with ample parking space for multiple vehicles, leading to a detached garage secured behind gates. The rear garden is a true gem, larger than average and beautifully landscaped with a lush lawn, mature shrubs, and plants, creating a peaceful oasis that is not overlooked.

Conveniently located near Howes Lane and St Thomas More primary schools, as well as local amenities on Dawlish Drive, this property offers both comfort and convenience. With its great potential and desirable location, this semi-detached bungalow is a must-see for those looking to create their dream home. Book a viewing today to fully appreciate the possibilities this property has to offer.

selling quality  
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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.84m x 3.61m

Dining Room

3.89m x 3.12m

Kitchen

3.91m x 2.24m

Conservatory

2.82m x 4.06m

W/C

### FIRST FLOOR

Bedroom One

3.84m x 3.12m

Bedroom Two

3.94m x 3.12m

Bedroom Three

2.97m x 2.31m

Bathroom

1.96m x 2.29m

# Floor Plan



Total area: approx. 102.9 sq. metres (1108.1 sq. feet)

Total area: 1108.10 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

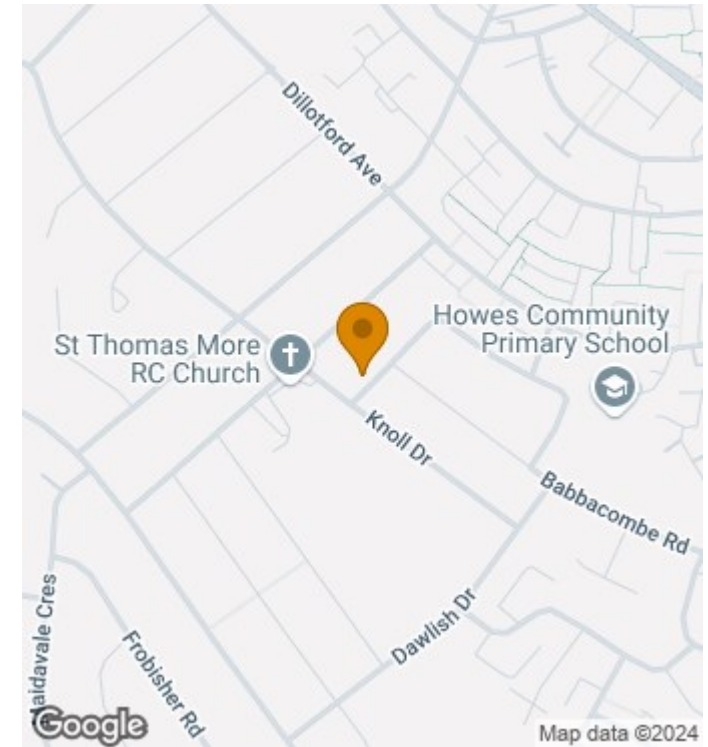
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

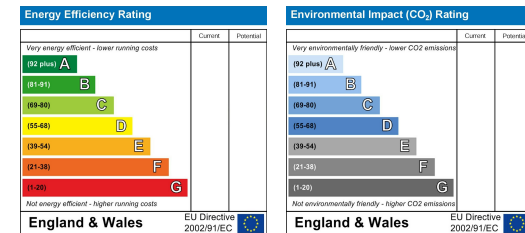
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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