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Leamington Road, Styvechale, Coventry CV3 6GF

Freehold Price: £900,000





## Leamington Road

Styvechale, Coventry

Incredible and spacious 4-bed property that has been modernised throughout. Open-plan kitchen, office, large garden, and ample parking in Styvechale, Coventry. Close to city centre, train station, and amenities. Highly sought-after location!

Council Tax band: G / Tenure: Freehold / EPC Energy Efficiency Rating:

- Large, executive home improved to a very high standard
- Two large reception rooms plus ground floor office
- Beautiful, open-plan kitchen and dining area
- Four double bedrooms
- Master bedroom suite with walk-in wardrobe, en-suite and balcony overlooking the rear garden
- Three bathrooms/shower rooms, including master bedroom en-suite
- Close to amenities including War Memorial Park, Central Six shopping centre, train station and the city centre
- Huge front driveway with space for multiple vehicles





### Reception Rooms

This fantastic property has two reception rooms, one especially large, fitting in with the house's theme. Both rooms are downstairs, with the first immediately to your left as you enter the hall through the front door. The bigger of the two receptions can be accessed immediately on the right and is of a substantial size. This room leads to the kitchen, with the office to the right. The availability of two reception rooms can be great for those who can't agree on what to watch on TV!

### Kitchen

The kitchen is a huge area renovated to an incredible standard. It is open-plan and leads out to the garden. A breakfast bar has been built, and there is a dedicated area where you can dine together (because family time is important!). The utility room, boot room, and pantry are all accessible from the kitchen, as are the downstairs shower room, one of the reception rooms and the office.

### Office

If you work from home, the dedicated office space can be ideal. The room is a good size and is at the back of the house, away from potential distractions. It has a large window that looks out onto the garden, which can be a pleasant view while working hard.

### Bedrooms

The master bedroom is truly something to behold, as you'll have access to a balcony that overlooks the impressive, west-facing garden. Just think, sitting outside and enjoying the sunset just before bed in the summer could be possible. An en-suite and a walk-in wardrobe are available, but neither has compromised the space in this room, making this one of the house's jewels. One bedroom has private access to a W/C, while the shower room is just off the landing and is between the three other bedrooms. There is an additional shower room downstairs, which could be handy if the house is full of guests or someone takes too long in the shower!

### Garage

The garage is impressive. It is the size of three and can be accessed from the office or from the driveway at the front



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Total area: approx. 232.8 sq. metres (2505.5 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

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