

**20 South Avenue, Coventry**  
Coventry

 **RDR DASSAUR** Offers Over **£500,000**





## 20 South Avenue

Coventry, Coventry

Council Tax band: G

Tenure: Freehold

- Charming detached home in a conservation area with generous living space across two floors.
- Original English Rose kitchen – a rare, collectible feature recently showcased in the show 'Our Welsh Chapel Dream'.
- Three double bedrooms plus an additional versatile room for office, nursery, or dressing space.
- Spacious living room with access to a covered rear patio and mature garden.
- Carpeted dining room with triple window aspect, ideal for hosting or everyday family meals.
- Connected rear balcony accessed from two bedrooms, perfect for enjoying garden views.
- Ground floor utility room, shower room and separate WC for added convenience.
- Two covered patios offering flexible outdoor entertaining or relaxing areas.
- Detached garage with gated access for secure parking or storage.
- New boiler fitted in 2024, blending modern comfort with period charm.





### Hallway

Central hallway linking all ground floor rooms, with stairway to first floor and convenient WC tucked beneath.

### Kitchen

13' 1" x 8' 2" (4.00m x 2.50m)

A real standout, this fitted English Rose kitchen is a rare collector's piece, even being featured in Chapter 4 of 'Our Welsh Chapel Dream'. Tastefully preserved, with modern touches including a new boiler (installed 2024). Dual windows offer excellent natural light, and a rear door leads out to the side covered patio.

### Dining Room

16' 9" x 8' 10" (5.10m x 2.70m)

Carpeted and spacious, this formal dining room features three sash-style windows and a calm ambience ideal for family meals or entertaining.

### Living Room

25' 3" x 14' 1" (7.70m x 4.30m)

This large, inviting lounge features the original glass broad windows, a warm colour palette, and direct access to a rear covered patio. Ideal for relaxing or hosting guests.



### Covered Patio (Rear)

25' 3" x 9' 2" (7.70m x 2.80m)

Extending from the living room, this covered area creates a natural transition to the garden, perfect to be used for alfresco dining or quiet coffee mornings.

### Shower Room

6' 3" x 3' 11" (1.90m x 1.20m)

A ground floor shower room for added convenience, perfect for guests or busy mornings.

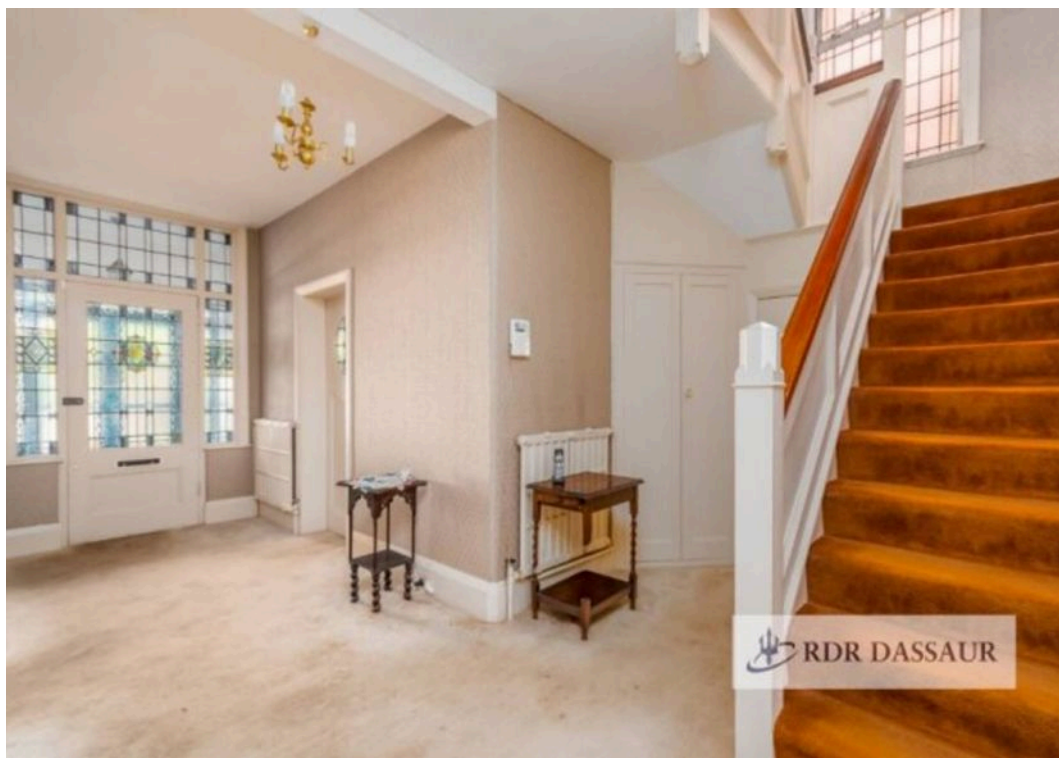
### First Floor Landing

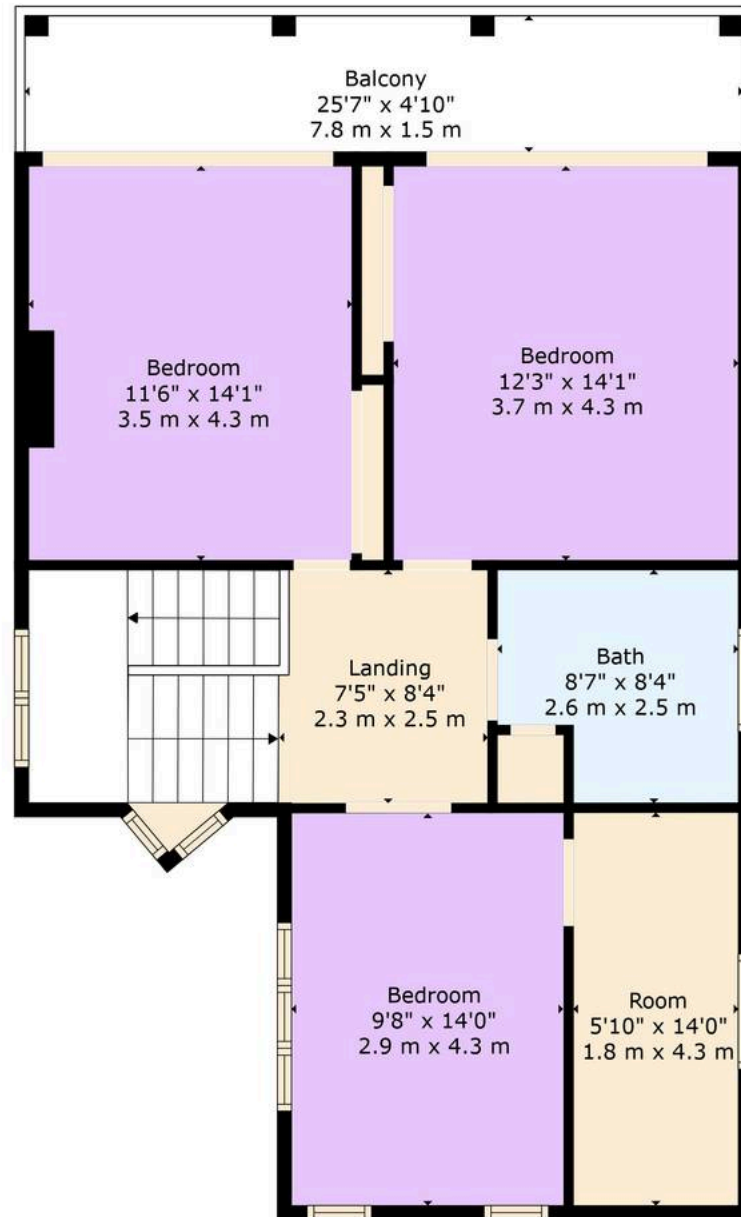
8' 2" x 7' 7" (2.50m x 2.30m)

A bright landing with access to all upstairs rooms, including the family bathroom and three main bedrooms.

### Bedroom and Connected Additional Room







**TOTAL: 1728 sq. ft, 161 m2**  
 FLOOR 1: 926 sq. ft, 86 m2, FLOOR 2: 802 sq. ft, 75 m2  
 EXCLUDED AREAS: GARAGE: 194 sq. ft, 18 m2, COVERED PATIO: 303 sq. ft, 28 m2, UTILITY: 21 sq. ft, 2 m2,  
 UNDEFINED: 7 sq. ft, 1 m2, BALCONY: 124 sq. ft, 12 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







**TOTAL: 1728 sq. ft, 161 m<sup>2</sup>**  
 FLOOR 1: 926 sq. ft, 86 m<sup>2</sup>, FLOOR 2: 802 sq. ft, 75 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 194 sq. ft, 18 m<sup>2</sup>, COVERED PATIO: 303 sq. ft, 28 m<sup>2</sup>, UTILITY: 21 sq. ft, 2 m<sup>2</sup>,  
 UNDEFINED: 7 sq. ft, 1 m<sup>2</sup>, BALCONY: 124 sq. ft, 12 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## RDR Dassaur estate agents

Unit 2 Nelson Dale Wharf Street, Warwick – CV34 5LB

01926268989

Admin@RDRDassaur.co.uk

rdrdassaur.co.uk/

