



 **3**  
Bedrooms

 **2**  
Bathrooms





Suttons are delighted to present this beautifully maintained and extended three-bedroom semi-detached family home, ideally situated in the highly sought-after area of Styvechale. With an extended kitchen/diner leading onto the newly landscaped south-west facing rear garden (completed in 2023) and a modern garden room/office that's fully insulated, has a sky light and hard wired internet connection (built in 2022), this property is perfect for both work and relaxation with family and friends.

The property benefits from an excellent location, offering a wide range of local amenities including a convenience store, pharmacy and the popular War Memorial Park. There is also an excellent selection of well-regarded schools nearby such as Grange Farm, St Thomas More, Finham catchment and King Henry VIII. Coventry Train Station is within easy reach, along with convenient access to the A444, A45 and A46, and close proximity to Jaguar Land Rover Whitley.

Internally, the accommodation briefly comprises an entrance hallway, a spacious reception room featuring a bay window, and a ground floor WC with electric shower. The modern extended kitchen/diner is well equipped with integrated appliances including a fridge, freezer, washing machine, dishwasher and double gas oven/rangemaster. To the first floor are three well-proportioned bedrooms, all benefitting from built-in storage, along with a family bathroom fitted with a shower over the bath.

Externally, the property offers a driveway to the front providing off-road parking. To the rear is a delightful south-west facing garden that was relandscaped in 2023, being part paved and mainly laid to lawn with mature shrubs, creating a peaceful and private outdoor space. There is side access and, to the bottom of the garden, a fully insulated garden room/office complete with wired internet—an ideal space for home working or leisure use. Beyond the garden is a gated, privately owned/shared area offering additional off-road parking and access to a single garage.

Further benefits include double glazing, gas central heating, a modern newly fitted combi boiler, alarm system and interconnected hallway layout.

Early viewing is highly recommended. Please call or email Suttons to arrange your viewing appointment.

**Vendors position:** In the process of searching for a property and are actively viewing.

**Good to know:**

Combi boiler installed in 2024 (in the kitchen) – comes with a 7 year warranty, serviced recently.  
Garden room/office built in 2022, with hard wired internet connection and sky light.

Rear garden south-west facing and was landscaped in 2023.

Loft accessed via the landing with ladder, not boarded.

Property built in 1950.

EPC – TBC

Internal area - TBC

Council Tax Band – D - £2,414 pa.

Hard wired alarm system

Rear access is shared between only 5 properties and all are equally responsible for maintenance

Finham School Catchment (please always double check directly with the school)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1205 ft<sup>2</sup>  
112 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

