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**3 Bedroom House - Semi-Detached**  
**located on Hexworthy Avenue,**  
**Coventry**  
**£295,000**

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**\*\* Deceptively Spacious & Much Loved Three Bedroom Semi-Detached Dormer Bungalow in Sought-After Styvechale Grange – No Forward Chain \*\***

This is a rare opportunity to acquire a well-maintained three-bedroom semi-detached dormer bungalow, a versatile and spacious home in a tranquil yet highly convenient setting. Offered to the market with no forward chain, the property is perfect for families, downsizers, or anyone looking to put their own stamp on a charming home.

The bungalow features a welcoming hallway/lobby, spacious lounge/diner, ideal for both relaxation and entertaining. A lean-to at the rear offers a peaceful spot to unwind while enjoying views of the private, mature garden. With three well-proportioned bedrooms, a shower room, and two additional WCs, the layout is practical and accommodating for everyday living.

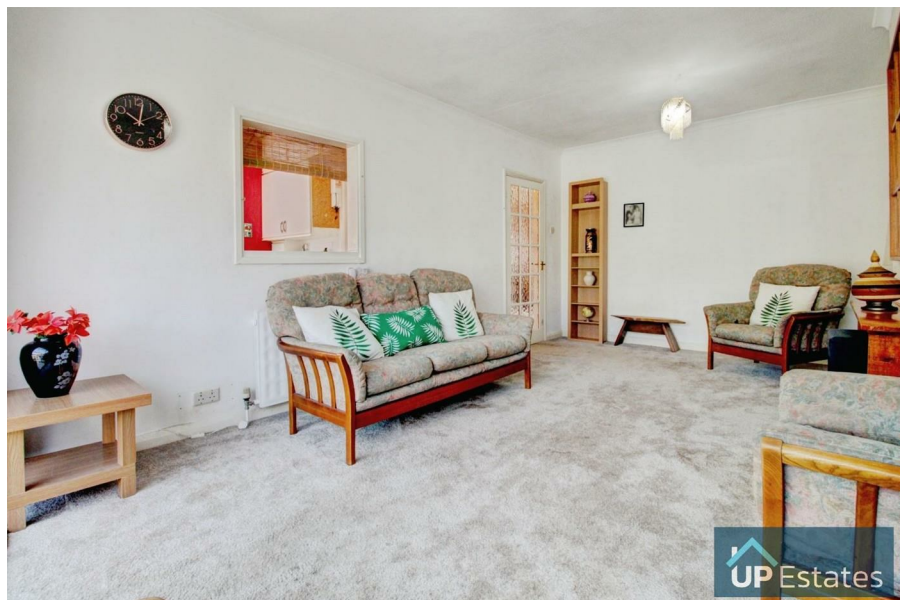
Externally, the property enjoys a private rear garden— Sitting alongside beautiful open green space, adding to the sense of peace and privacy. A detached garage and private driveway provide secure parking and additional storage options, completing this fantastic offering.

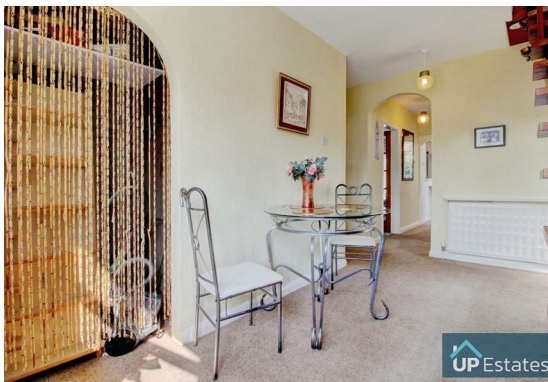
Styvechale Grange is renowned for its leafy surroundings and excellent location. Residents benefit from a strong community atmosphere, highly regarded local schools, and a variety of nearby amenities. The area offers excellent access to the A45 dual carriageway, making commuting simple, while War Memorial Park Railway Station and Coventry City Centre are within easy reach, providing great connectivity for both local and national travel.

This delightful bungalow offers great potential to personalise or extend (subject to the usual permissions), all in one of Coventry's most desirable areas. With no onward chain, this is a straightforward purchase and an opportunity not to be missed.

**£295,000**

- DECEPTIVELY SPACIOUS SEMI-DETACHED HOME
- NO FORWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- NEXT TO OPEN GREENS
- DETACHED GARAGE AND DRIVEWAY
- THREE BEDROOMS
- TWO WC & SHOWER ROOM
- CALL IMMEDIATELY TO VIEW!





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Hexworthy Avenue, Coventry





Total Area: 113.1 m<sup>2</sup> ... 1217 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only

## CONTACT

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