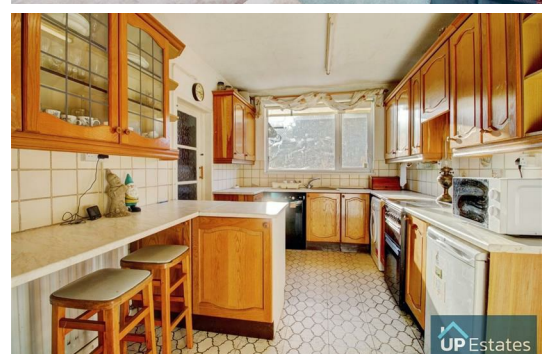
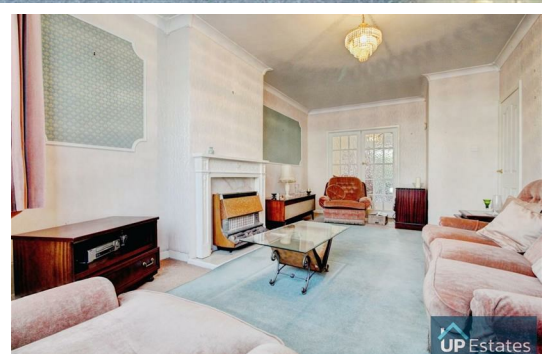




3 Bedroom House - Semi-Detached
located on Arnold Avenue, Coventry
£349,500

UP Estates



**** No Forward Chain - Extended Semi-Detached Family Home - Deceptively Spacious - Mature Private Garden - Sought After Styvechale Location - Three Well Proportioned Bedrooms **** A rare opportunity to acquire this extended and deceptively spacious three-bedroom semi-detached family home, ideally located on Arnold Avenue in the ever-popular Styvechale area of Coventry. Offered with no forward chain, the property presents an excellent chance for families or buyers seeking a generous home with great potential in a highly desirable and convenient location.

The accommodation is thoughtfully laid out and provides plenty of space for modern family living. An inviting entrance hall leads to a large, light-filled living room, perfect for relaxing and entertaining, alongside a separate dining room. The kitchen-breakfast room offers further space and could be modernised to create a stylish, open-plan hub of the home into the dining room. A lean-to/garage store provides valuable storage or workspace, with potential for conversion subject to the usual permissions.

Upstairs, off of the landing hosts three well-proportioned bedrooms, all of which feature fitted wardrobes for excellent storage. Completing the first floor are a family bathroom and a separate WC, providing convenience for busy households.

Outside, the home benefits from a mature, private rear garden, offering an attractive and peaceful outdoor retreat that's perfect for family gatherings, gardening, or relaxing in warmer months.

£349,500

- Extended Semi-Detached Family Home
- No Forward Chain
- Three Well Proportioned Bedrooms
- Fantastic Location
- Mature Private Garden
- Two Reception Rooms





LOCATION

The location is one of the property's standout features. Situated in the heart of Styvechale, 106 Arnold Avenue enjoys close proximity to several well-regarded schools. St Thomas More Catholic Primary School is just a short walk away, while Howes Community Primary School, Grange Farm Primary, and Finham Primary School are all within about half a mile. For older children, the area is served by excellent secondary schools including Finham Park School—rated Outstanding by Ofsted—alongside Whitley Academy and Bishop Ullathorne Catholic School, both within easy reach.

Styvechale is a quiet and well-connected residential area, popular with families due to its community atmosphere and accessibility. Local shops, supermarkets, and everyday amenities are close by, while Coventry city centre and Coventry Rail Station are just a short drive or bus ride away, providing quick connections to Birmingham, London, and beyond. Regular bus routes run through Arnold Avenue, and the A45 offers excellent road links for commuters. The area is also known for its relatively low crime rate and strong sense of community, making it a comfortable and secure environment for family living.

With its generous proportions, established garden, and fantastic location, this property offers the perfect canvas for buyers looking to create a long-term family home. Combining space, potential, and practicality, and offered with no forward chain, 106 Arnold Avenue is a must-see for those seeking a substantial home in one of Coventry's most desirable residential areas.

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.

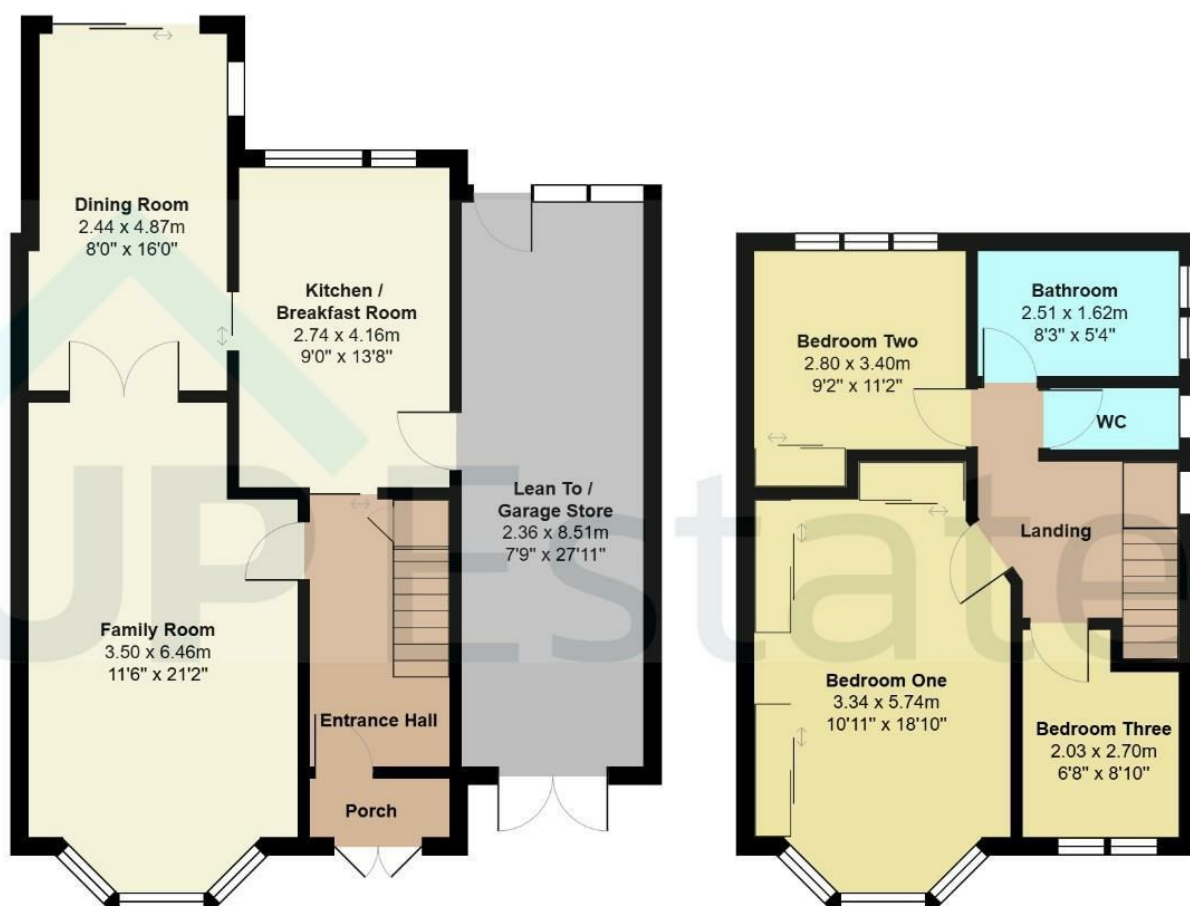
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Arnold Avenue, Coventry





Total Area: 115.2 m² ... 1240 ft²

All measurements are approximate and for display purposes only

CONTACT

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