

Offers over £435,000
Baginton Road, Styvechale, Coventry, CV3 6FQ



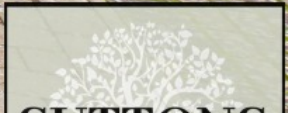
3

Bedrooms



2

Bathrooms



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Suttons are delighted to offer for sale this beautifully maintained and thoughtfully extended three-bedroom semi-detached family home, ideally positioned within the highly sought-after area of Styvechale. The property also offers further potential to extend into the loft, subject to the necessary planning permissions, making it a fantastic long-term family home.

A real highlight of the property is the extended kitchen/diner, which opens directly onto the newly landscaped south-west facing rear garden, completed in 2023. The garden also benefits from a modern, fully insulated garden room/office, built in 2022, complete with a skylight and hard-wired internet connection. This creates the perfect space for home working, hobbies or relaxation.

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

Internally, the accommodation briefly comprises an entrance hallway, spacious reception room with a bay window, and a ground floor WC with electric shower. The modern extended kitchen/diner is well equipped with a range of integrated appliances, including a fridge, freezer, washing machine, dishwasher and double gas oven Rangemaster.

To the first floor, there are three well-proportioned bedrooms, all benefiting 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, re-landscaped in 2023, being part paved and mainly laid to lawn with mature shrubs, creating a peaceful and private outdoor space. There is also side access leading to the rear garden.

At the bottom of the garden, the fully insulated garden room/office provides an ideal space for those working from home or looking for an additional leisure area. Beyond the garden is a gated, privately owned/shared area, offering further 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 a well-connected hallway layout.

Early viewing is highly recommended. Please call or email Suttons today 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 – D

Internal area - 107 square meters / 1151 square foot

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⁽¹⁾

1205 ft²
112 m²

Reduced headroom

11 ft²
1 m²

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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