



Lydgate Road , Coventry, CV6 3BZ Asking price £250,000

* This exquisite period property, dating back to 1913, is a true gem that boasts a wealth of character and regional features * Having been lovingly maintained by the current owner for many years, this unique home offers a delightful blend of traditional charm and unique accommodation.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge and a separate dining room, both adorned with elegant picture rails and feature fireplaces, creating a warm and inviting atmosphere. The hallway has a storage cupboard with original pantry. The fitted kitchen is practical and functional, complemented by a convenient conservatory that overlooks the rear garden. Additionally, the ground floor includes a utility room and a WC, enhancing the home's practicality.

As you ascend to the first floor, you will find three generously sized double bedrooms, each offering ample space and natural light. All offering original features. The family bathroom is generously sized, providing a comfortable retreat for relaxation.

Outside, the property features off-road parking to the front, along with mature planted areas that enhance the home's curb appeal. The front of the home also enjoys open views. A shared side entry leads to the enclosed rear garden, which is a tranquil oasis filled with

- **Period Property from 1913**
- **A Wealth of Original Features**
- **Two Reception Rooms**
- **Kitchen and Utility Room**
- **Ground Floor WC**
- **Three Double Bedrooms**
- **Generous Bathroom**
- **Off Road Parking**
- **Enclosed Rear Garden**
- **Open Outlook to the Front**

Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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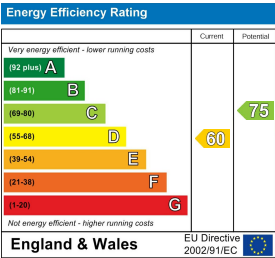
Floor Plan



Area Map



Energy Efficiency Graph



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