



## 50 Shirley Road, Coventry, CV2 2EN Offers Over £350,000

\*\*\*A MUST SEE FAMILY HOME\*\*\* This wonderfully extended and spacious home sits in the ever-popular Walsgrave area, just moments from The University Hospital, great schools, shops and everyday conveniences. With fantastic kerb appeal and a driveway for several cars, this semi-detached property is ready to welcome its next family.

Inside... bright entrance porch leads into the generous hallway and through to the bright spacious lounge, a perfect separate living space. To the rear of the property the real highlight is the open-plan kitchen, dining and living space, a true hub of the home. Modern, airy and ideal for gatherings, it features sleek units, integrated appliances, two skylights, and French doors opening onto the garden, along with an additional door leading out to the side of the property. Upstairs offers two comfortable double bedrooms, a spacious single bedroom, and a fresh, modern family bathroom.

Outside, the rear garden is a fantastic size, featuring decking, patio, lawn, a garage store with power and W.C. Another highlight is the versatile outbuilding, a brilliant extra room which is currently set up as a gym, however is perfect for a home office, play room or simply extra storage space. To the front of the property, the large driveway providing convenient off road parking for family and guests.

Stylish, spacious and superbly located – this home truly has it all. Properties like this are in high demand and early viewing is strongly advised!

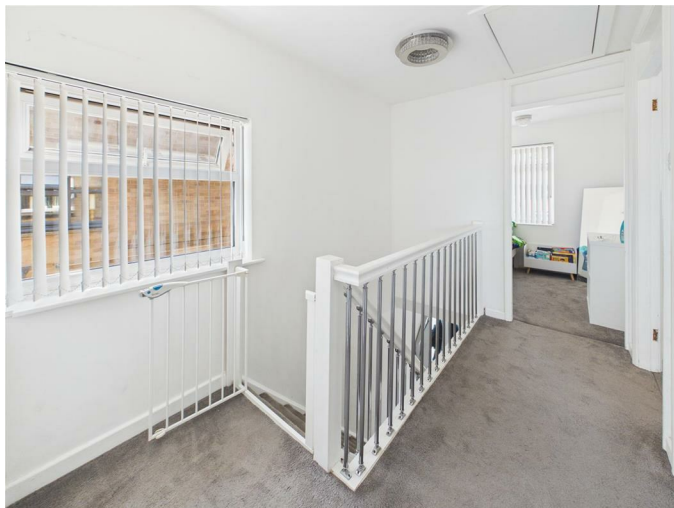
## Approach & Driveway



## Open-Plan Living/Kitchen/Diner 18'0" x 22'3" (5.5 x 6.8)

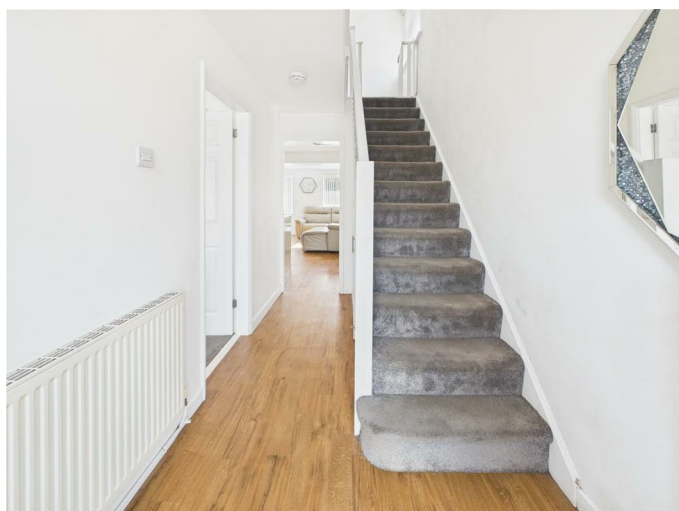


## Upstairs Landing



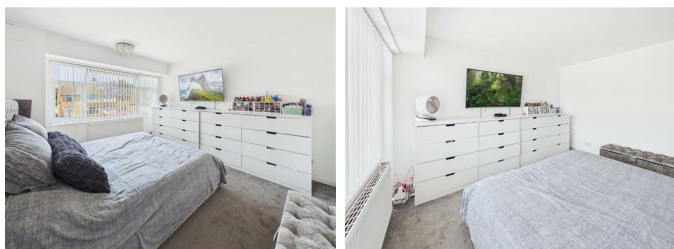
## Entrance porch

## Entrance Hallway



## Bedroom One

11'9" x 12'5" (3.6 x 3.8)



## Lounge

12'1" x 12'1" (3.7 x 3.7)



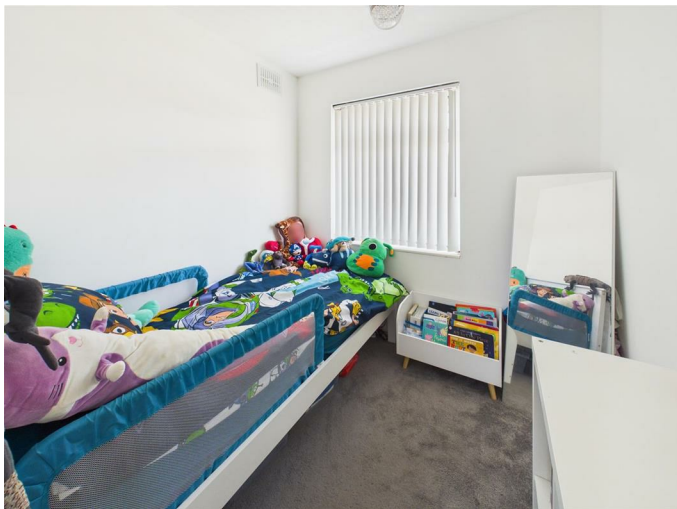
## Bedroom Two

11'9" x 12'1" (3.6 x 3.7)



### Bedroom Three

7'2" x 7'2" (2.2 x 2.2)



### Bathroom

6'6" x 5'6" (2.0 x 1.7)

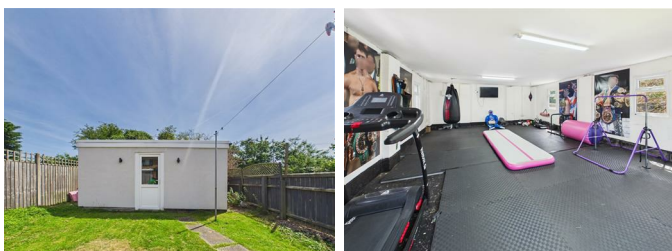


### Rear Garden



### Garage Store & Outside W.C

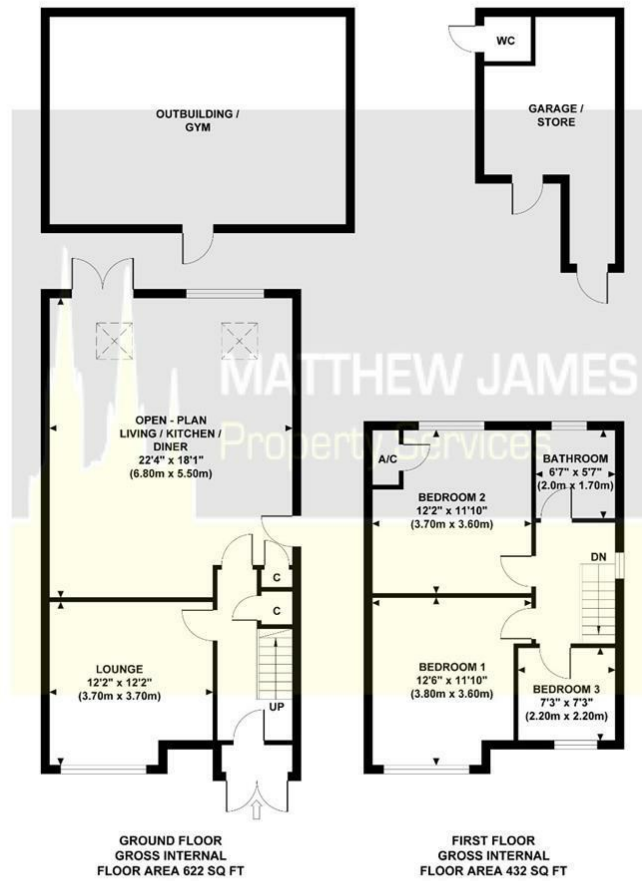
#### Outbuilding/ Gym



# Floor Plan

## 50 SHIRLEY ROAD

Approximate Gross Internal Area 1054 sq ft / 97.91 sq m

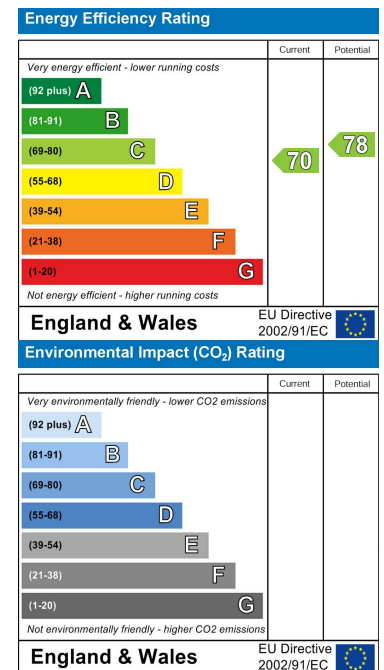


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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