



3 Bedroom House - Semi-Detached
located on Arnold Avenue, Coventry
£375,000

 **UP Estates**



NO FORWARD CHAIN – EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME – SOUGHT AFTER STYVECHALE LOCATION – BACKING ONTO OPEN FIELD – GARAGE – LARGE MATURE REAR GARDEN

A rare opportunity to acquire this extended and deceptively spacious three-bedroom semi-detached family home, ideally situated on the highly sought-after Arnold Avenue in Styvechale. Offered to the market with no forward chain, this fantastic home is perfect for growing families or buyers seeking generous living space in one of Coventry's most desirable residential locations.

The accommodation is both spacious and versatile throughout. An inviting entrance hall leads into a larger-than-average, light-filled living room, providing the ideal space for relaxing or entertaining. To the rear, the kitchen offers ample worktop and storage space and opens into the versatile extended dining room, which could also be utilised as a home office, playroom or additional reception room to suit a variety of lifestyles.

The first floor comprises three well-proportioned bedrooms, together with a family bathroom and separate WC, offering added convenience for busy households.

Outside, the property boasts an impressive mature rear garden enjoying a private, non-overlooked aspect backing onto open field with gated access, creating a peaceful setting that is perfect for entertaining, gardening or simply relaxing. A garage provides excellent storage or workshop space, with potential for conversion (subject to the necessary permissions), while the driveway offers off-road parking.

Viewing is highly recommended to appreciate the generous accommodation, superb plot and sought-after location this wonderful family home has to offer!

£375,000

- SPACIOUS MATURE GARDEN BACKING ONTO FIELD
- EXTENDED TO THE REAR
- NO FORWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY & GARAGE





LOCATION

The location is one of the property's standout features. Situated in the heart of Styvechale, 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, Finham Primary School and Stivichall 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 Meadow Park School (previously 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, including the War Memorial Park 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 nearby Arnold Avenue allow easy access to the City Centre and University Hospital, whilst the A45/A46 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 spacious 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!

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for



your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Arnold Avenue, Coventry





Total Area: 101.2 m² ... 1090 ft² (excluding garage with power)

All measurements are approximate and for display purposes only

CONTACT

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