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THE ESTATE AGENTS

Babbacombe Road
Coventry, CV3 5PD

Offers Over £350,000



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Babbacombe Road

Coventry, CV3 5PD

This generous sized three bedroom semi detached property makes for the perfect family home and is situated in one of Coventry's most sought after residential areas.

The accommodation comprises of a porch, spacious entrance hallway, a through lounge/diner with sliding patio doors leading through to a conservatory and a fitted kitchen. To the first floor are two bedrooms, a family bathroom and stairs rising to the second floor which boasts the master bedroom and a further family bathroom.

Externally the property benefits from a mature rear garden with a lawned area and a patio area, perfect for entertaining. The driveway to the front provides off road parking for multiple vehicles and leads to a single garage.

Further benefits include gas central heating and double glazing throughout.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>





- Semi Detached Family Home
- Highly Sought After Location
- Three Double Bedrooms
- Two Family Bathrooms
- Through Lounge/Diner
- Conservatory
- Garage & Driveway
- Private Rear Garden



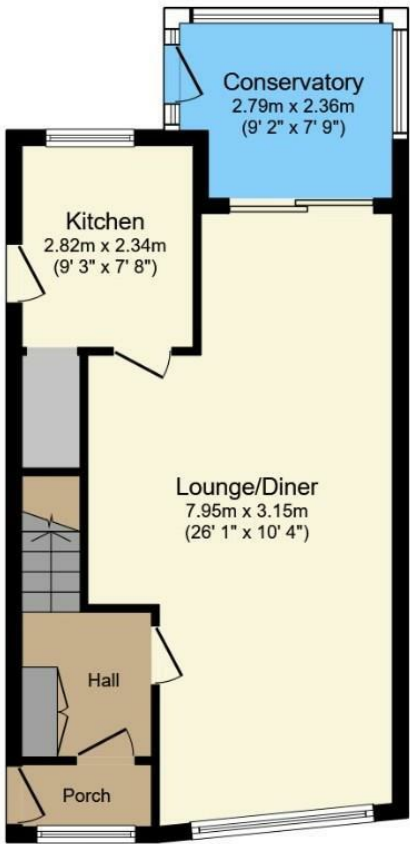
Location

Styvechale is widely regarded as one of Coventry's best residential locations and is situated on the edge of the War Memorial Park conveniently located for the A45 and A46 Trunk Roads, Coventry Railway Station and the city-centre.

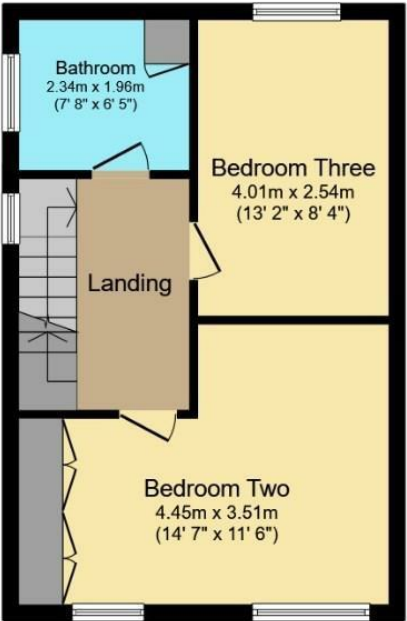


Floor Plan

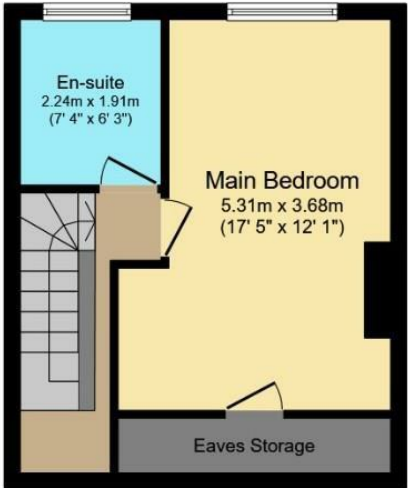
Area Map



Ground Floor



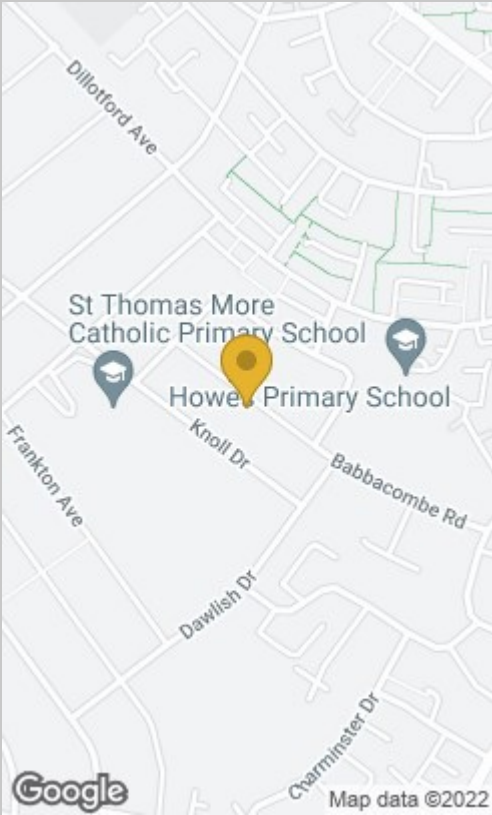
First Floor



Second Floor

Total floor area 117.2 sq.m. (1,262 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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

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