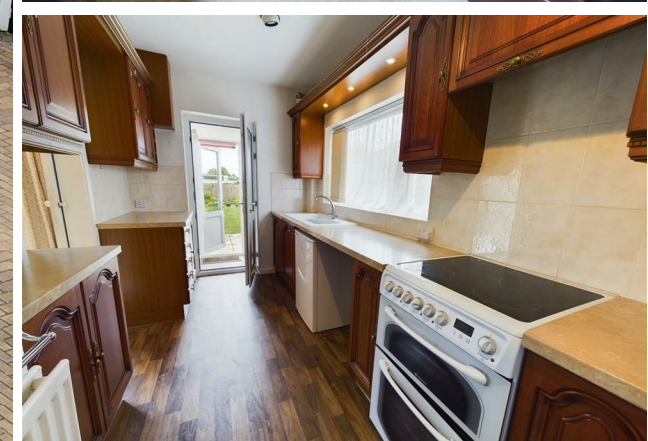


360°  
VIRTUAL TOUR  
ONLINE  
VIEWING



Babbacombe Road, Styvechale, Coventry CV3 5NZ  
£330,000

archerbassett  
LETTINGS AND SALES

Welcome to this charming semi-detached house located on Babbacombe Road in the sought-after area of Styvechale, Coventry offered with NO CHAIN and is well located for local amenities, transport links with the A444 and A46. This delightful property boasts a spacious through lounge/diner with feature fireplace and French doors leading out to a mature garden laid to lawn with two patio areas. The fitted kitchen has a range of wall and base units and there is a separate laundry/utility room with W/C. To the first floor are two double bedrooms both with fitted wardrobes and a generously sized single bedroom. The fully tiled family bathroom includes a white suite with bath and electric shower over, W/C and hand wash basin. Other benefits includes a block paved driveway with garage to front, double glazing and gas central heating throughout. Must be viewed to be fully appreciated.

### Porch

Porch with UPVC front door and double glazed windows.

### Lounge/Diner

**24'10" x 11'8" max (7.57m x 3.58m max)**

Double glazed window to front, spacious through lounge/diner with feature fireplace and French doors leading to garden

### Kitchen

**11'4" x 6'10" (3.47m x 2.10m)**

Double glazed window to side, fitted kitchen with a range of wall and base units

### Utility Room & W/C

UPVC door to garden, utility room with separate W/C and handwash basin

### Bedroom 1

**13'2" x 10'3" (4.02m x 3.14m)**

Double glazed window to front, spacious double room with carpet and fitted wardrobes and vanity unit

### Bedroom 2

**11'8" x 10'3" (3.56m x 3.14m)**

Double glazed window to rear, large double room with carpet and fitted mirrored wardrobes.

### Bedroom 3

**10'4" x 7'1" (3.15m x 2.16m)**

Double glazed window to front, generously sized single room with carpet and built in over-stair storage cupboard.

### Bathroom

**8'6" x 6'11" (2.61m x 2.11m)**

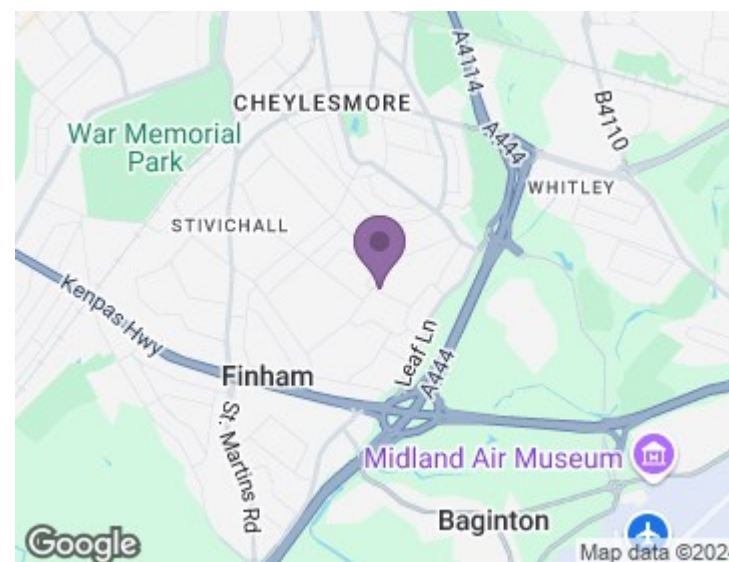
Double glazed window to rear with privacy glass, fully tiled bathroom with white suite to include bath with electric shower over, W/C and handwash basin.

### Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

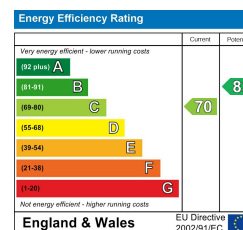
### Viewings

Viewings are strictly by appointment only via Archer Bassett.



### **DISCLAIMER**

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