



# MATTHEW JAMES

## Property Services



## 39 Salisbury Avenue, Coventry, CV3 5DA

### Offers Over £415,000

Matthew James presents this beautiful traditional semi-detached property located in the highly desirable Styvechale area of Coventry. The property has been thoughtfully extended and is a fantastic opportunity for families seeking a spacious and comfortable home with further scope for extending (subject to planning permission).

Welcome inside, you are greeted by a spacious entrance hallway that leads to the lounge, featuring an electric fireplace, filled with natural light, perfect for relaxation. The separate dining room, with convenient access to the rear garden, is an excellent space for entertaining guests or enjoying family meals. The extended kitchen is well-equipped and offers a lovely view of the garden, with a back door providing easy access to the outdoor space. Upstairs to the hallway landing that leads to three generous double bedrooms and a fourth single room, providing ample accommodation for all family members. The family bathroom is conveniently located to serve the upper floor.

Externally, the property is enhanced by a resurfaced driveway, allowing for off-street parking for multiple vehicles, along with access under the fourth bedroom to a brick garage/workshop. The private rear garden is truly a standout feature, extending over 100 feet in length and beautifully maintained, offering plenty of space for children to play or for gardening enthusiasts to indulge their passion.

This home is ideally situated within the catchment area for excellent local schools and is within walking distance to local shops, amenities, and the picturesque War Memorial Park. This property is not just a house; it is a wonderful family home in a desirable location, ready to welcome its new owners.



## Approach/ Driveway /Carport



## Entrance Hallway



## Lounge

13'11 x 12'0 (4.24m x 3.66m)



## Dining Room

13'0 x 10'10 (3.96m x 3.30m)



## Kitchen

19'11 x 7'10 (6.07m x 2.39m)

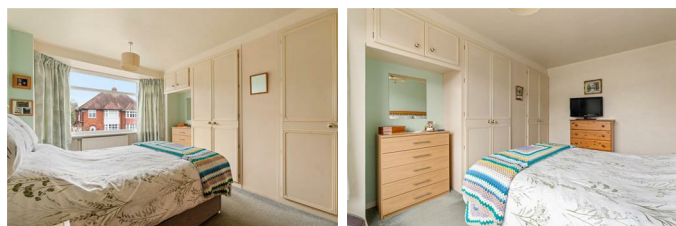


## Upstairs Landing



## Bedroom One

13'1 x 12'4 (3.99m x 3.76m)



## Bedroom Two

14'6 x 11'0 (4.42m x 3.35m)



## Bedroom Three

16'11 x 7'3 (5.16m x 2.21m)



### Bedroom Four

8'6 x 7'6 (2.59m x 2.29m)



### Bathroom

7'5 x 6'4 (2.26m x 1.93m)

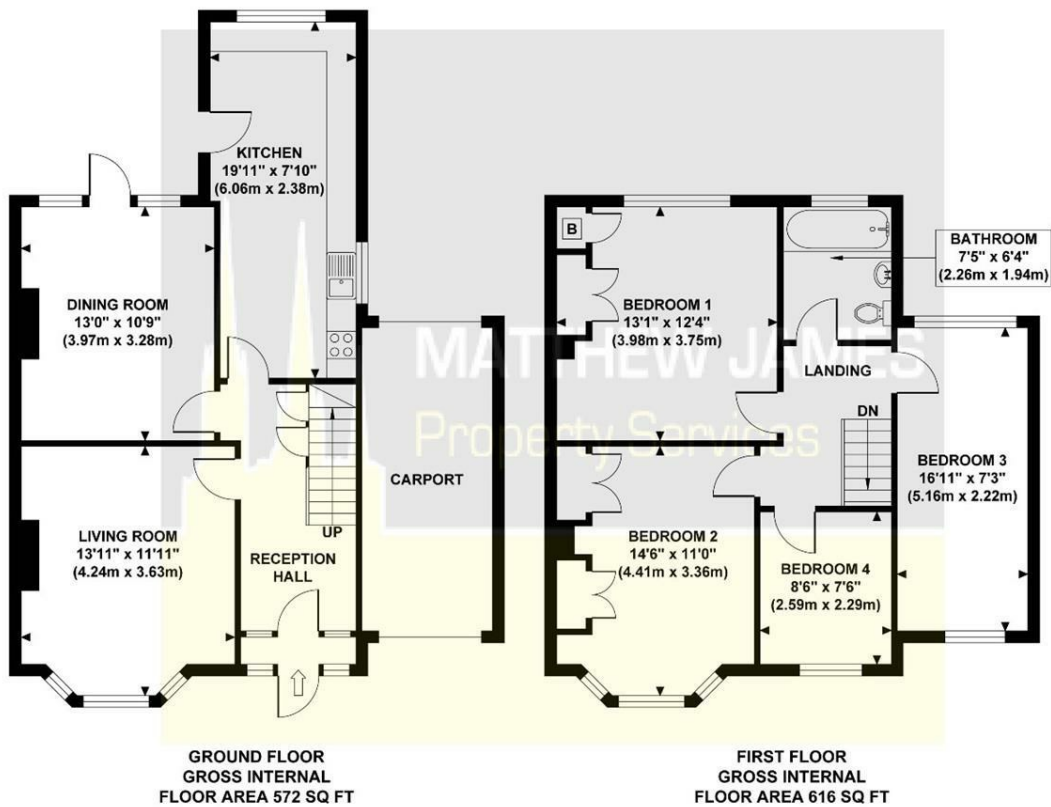


### Rear Garden



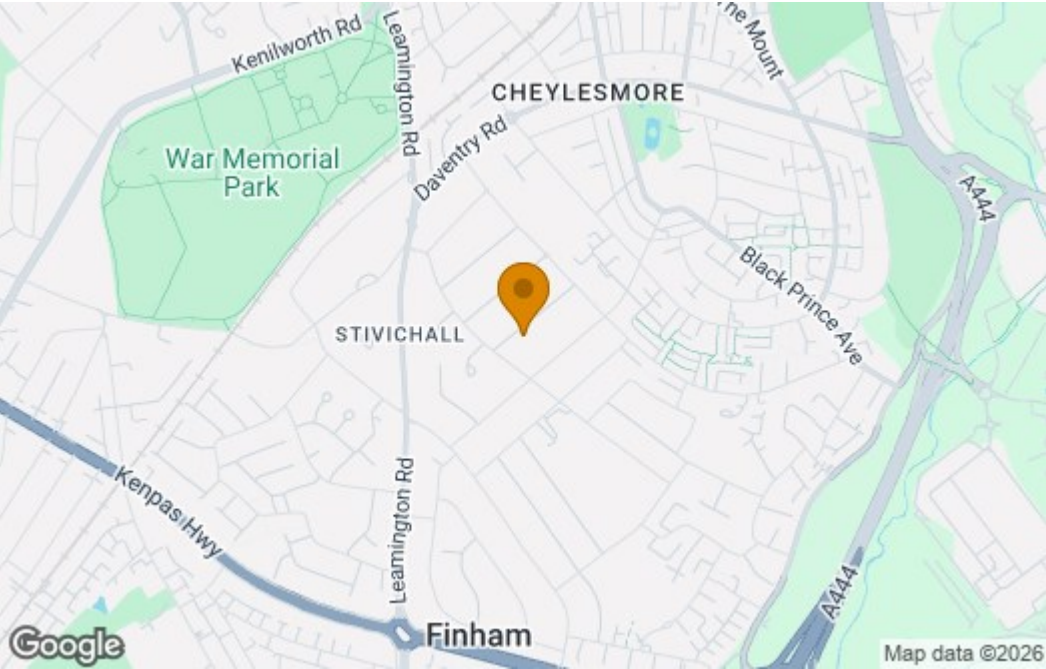
Floor Plan

39 SALISBURY AVENUE  
Approximate Gross Internal Area 1188 sq ft / 110.36 sq m

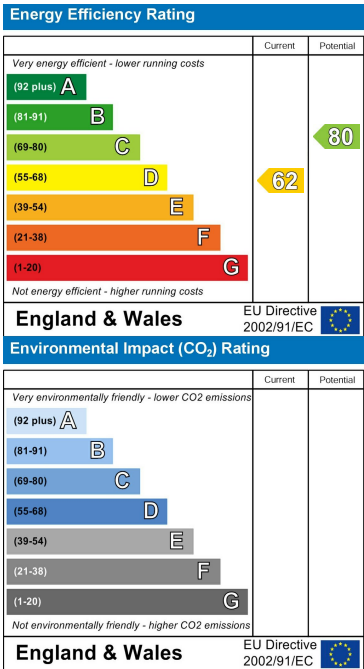


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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