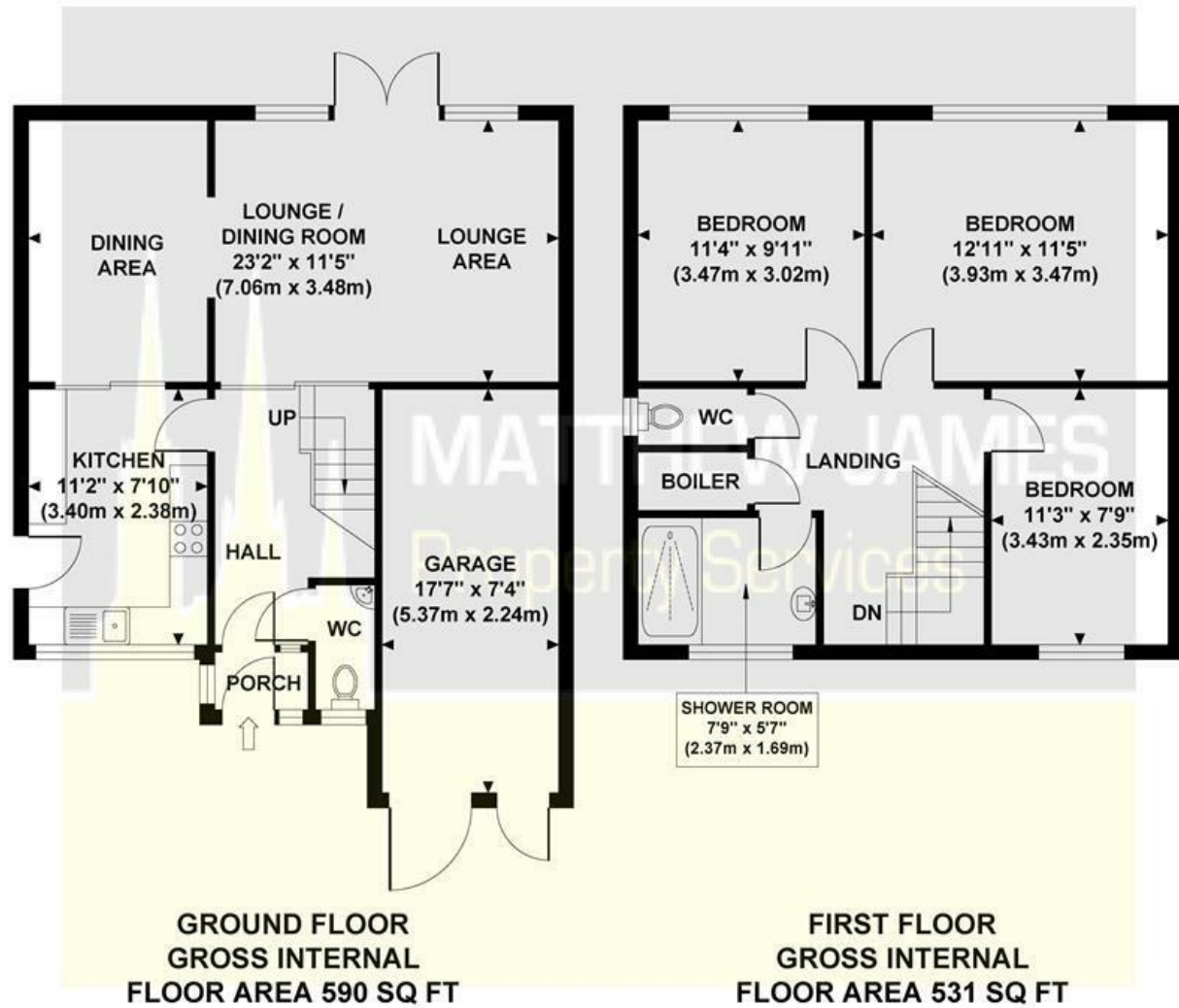


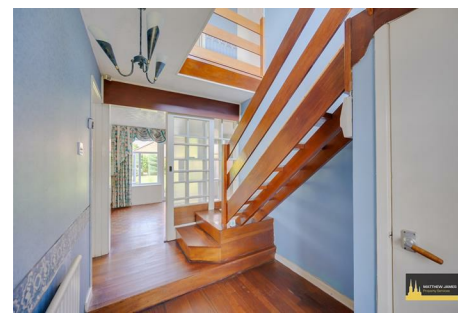
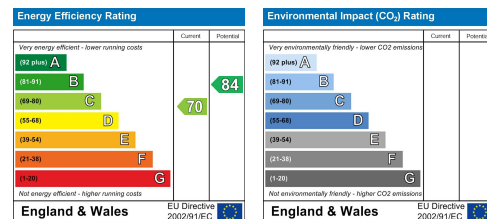
# IVYBRIDGE ROAD

Approximate Gross Internal Area  
1121 sq ft / 104.1 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.

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.



## 68 Ivybridge Road Stivichall, Coventry CV3 5PH

THREE DOUBLE BEDROOMS... LARGE SEMI DETACHED... VACANT... NO UPWARD CHAIN... GARAGE... OFF ROAD PARKING... PVCU DOUBLE GLAZING... VALIANT CENTRAL HEATING BOILER... GROUND FLOOR WC... MANICURED REAR GARDEN. Located in the desirable and sought after area of Stivichall, Coventry, this lovely semi-detached house on Ivybridge Road offers three generously sized double bedrooms and is ideal for families or those seeking a little extra space. The larger-than-average layout ensures that each room feels spacious and inviting.

Upon entering, you will find two well-appointed reception rooms, including a split-level dining area and lounge, perfect for entertaining guests or enjoying quiet family evenings. The ground floor also features a convenient WC.

The property boasts an integrated garage, providing ample storage or the potential for additional utility space or conversion (subject to planning). Off-road parking is also available, ensuring that you and your guests can park with ease.

Offers Over £350,000

### CONTACT INFORMATION

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# 68 Ivybridge Road

Stivichall, Coventry CV3 5PH



- \* VACANT \*
- \* SOUGHT AFTER AREA \*
- \* OPEN PLAN LOUNGE DINING ROOM \*
- \* NO UPWARD CHAIN \*
- \* GROUND FLOOR WC \*
- \* SHOWER ROOM W/ SEPARATE WC \*
- \* THREE DOUBLE BEDROOMS \*
- \* GARAGE & OFF ROAD PARKING \*
- \* SEMI DETACHED \*

**Front Garden**

**Storm Porch**

**Entrance Hallway**

**Ground Floor WC**

**Kitchen**

11'2 x 7'10 (3.40m x 2.39m)

**Dining Room**

11'5 x 7'10 (3.48m x 2.39m)

**Living Room**

15'3 x 11'5 (4.65m x 3.48m)

**First Floor Landing**

**Bedroom One**

12'11 x 11'5 (3.94m x 3.48m)

**Bedroom Two**

11'4 x 9'11 (3.45m x 3.02m)

**Bedroom Three**

11'3 x 7'9 (3.43m x 2.36m)

**Family Shower Room**

7'9 x 5'7 (2.36m x 1.70m)

**WC**

**Rear Garden**

**Garage**

17'7 x 7'4 (5.36m x 2.24m)



**Directions**

