MATTHEW JAMES
Property Services

68 Ivybridge Road, Coventry, CV3 5PH
Offers Over £350,000

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.

Step outside to discover a beautifully manicured rear garden, an ideal setting for outdoor relaxation or entertaining during the warmer months. The garden is a true highlight, offering a peaceful retreat from the hustle and bustle of daily life. Additional features include PVCu double glazing throughout, which enhances energy efficiency and comfort, as well as a modern Valiant central heating boiler, ensuring warmth during the colder months.

Front Garden

Being laid mainly to lawn with planted borders and off road parking laid to paving accessed via dropped kerb. There is also a pedestrian gate that leads to the rear garden area.

Storm Porch

Accessed through PVCu double doors and in through a further door leads to the:

Entrance Hallway

Being of an open plan design with stairs that lead off to the first floor and doors lead off to:

Ground Floor WC

(Not Measured) Having a PVCu double glazed window to the front elevation, low level flush WC, corner wash hand basin and tiling to all splash prone areas.

Kitchen

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

Having a PVCu double glazed window to the front and side elevations, a PVCu double obscure glazed door that leads to the side elevation with a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for an under counter larder fridge, built-in oven with four ring gas hob and extractor over and tiling to all splash prone areas.

Dining Room

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

Having a PVCu double glazed window to the rear elevation, room divider shelving with storage beneath and step down to the:

Living Room

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

Having PVCu double glazed French doors that lead to the rear garden area with picture windows to the side.

First Floor Landing

Having a PVCu double glazed window to the front elevation, balustrade, access to the loft area and doors leading off to:

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

Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall.

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

Having a PVCu double glazed window to the rear elevation.

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

Having a PVCu double glazed window to the front elevation.

Family Shower Room
7'9 x 5'7 (2.36m x 1.70m)

Having a PVCu double obscure glazed window to the front elevation, walk-in shower enclosure, pedestal wash hand basin and tiling to all four walls.

WC

Having a PVCu double glazed window to the side elevation and low level flush WC.

Rear Garden

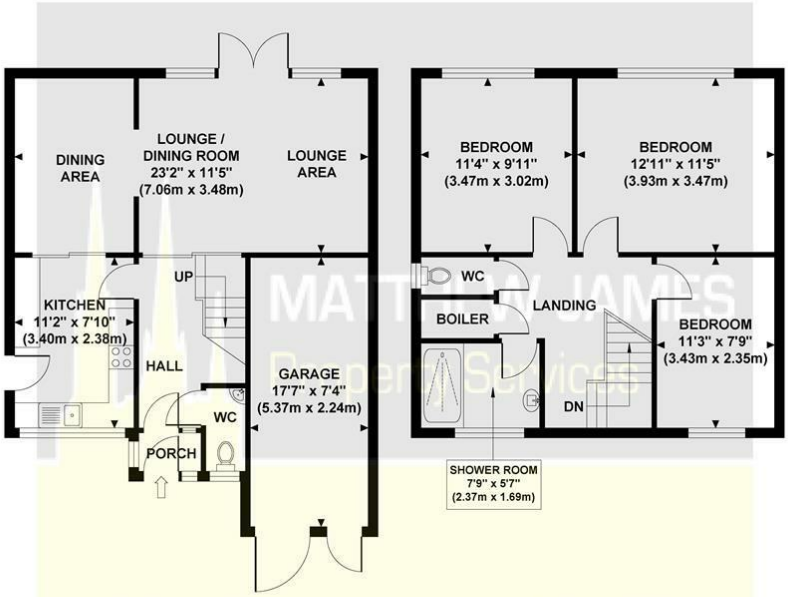
Being lovingly manicured for a number of years and being mainly laid to lawn with mature borders, paved patio area and garden shed. There is also a pedestrian gate that leads to the front elevation.

Garage
17'7 x 7'4 (5.36m x 2.24m)
Having opening separate doors, power and lighting.

Floor Plan

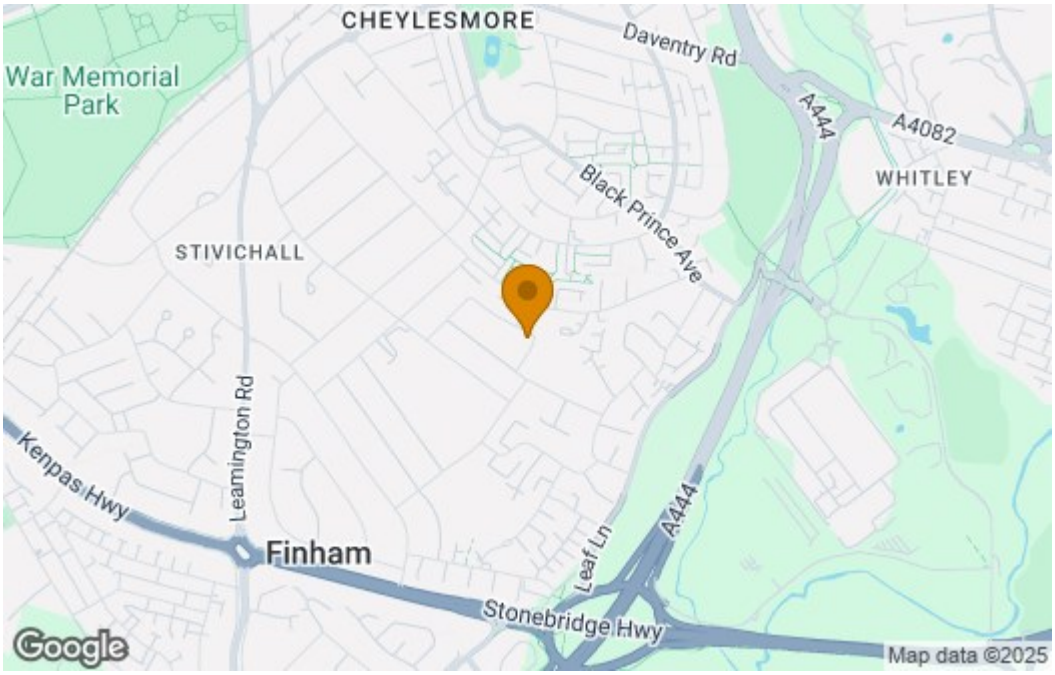
IVYBRIDGE ROAD

Approximate Gross Internal Area
1121 sq ft / 104.1 sq m

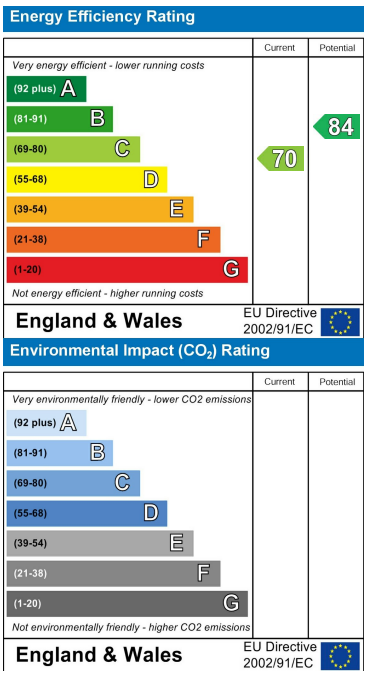


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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