



## 85 Kenpas Highway, Coventry, CV3 6PF Offers Over £270,000

Welcome to the market this delightful three bedroom semi-detached property situated in the highly sought after Stivichall area... NO Chain! A much loved family home that has been owned by the family since it was built and now this a fantastic opportunity to make this your very own family home. The property is spacious, recently re-decorated, re-carpeted and re-wired throughout. There is further scope to extend outwards if desired (subject to planning). Positioned set back from the main road with a pleasant outlook of mature trees, super convenient location as surrounded by local amenities, excellent road links with easy access to motorways, very popular area for families as within the catchment area for excellent local schools( including Finham Park Primary and Secondary school also Stivichall Primary School) Also the convenience of having The War Memorial Park a short walk away.

Attractive long front garden with laid lawn and pathway to the property. Step inside the porch and into the entrance hallway, spacious lounge through dining room which is bright and welcoming having plenty of space for all the family, featuring coal fireplace, large window and sliding doors out to the garden. The kitchen overlooks the garden with ample wall and base units, space for all appliances and door out to the rear garden. Upstairs there are two generous sized double bedrooms one with mirrored fitted wardrobes, a good sized single bedroom, separate w.c and bathroom. Do you love a good size garden?... Then this is perfect for you. Tranquil feel with mature shrubs, patio area, laid lawn, small pond feature and pathway to the garage that sits at the rear of the garden. Secure gated access for residents that leads to the rear of the property, where you have potential to create ample secure parking if required.

This lovely property has further scope if you wish and with no onward chain you could have the keys to your new home in no time....Call now to view!

## Front Garden



## Porch

## Entrance Hallway



## Lounge/Dining

25'11 x 13'5 (7.90m x 4.09m)



## Kitchen

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



## Landing



## Bedroom One

14'9 x 8'10 (4.50m x 2.69m)



## Bedroom Two

11'2 x 11'2 (3.40m x 3.40m)



**Bedroom Three**  
8'10 x 8'10 (2.69m x 2.69m)



**Garage & Off Street Parking**



**Bathroom**  
5'3 x 5'3 (1.60m x 1.60m)



**Gated Rear Access**



**W.C**  
5'7 x 2'7 (1.70m x 0.79m)



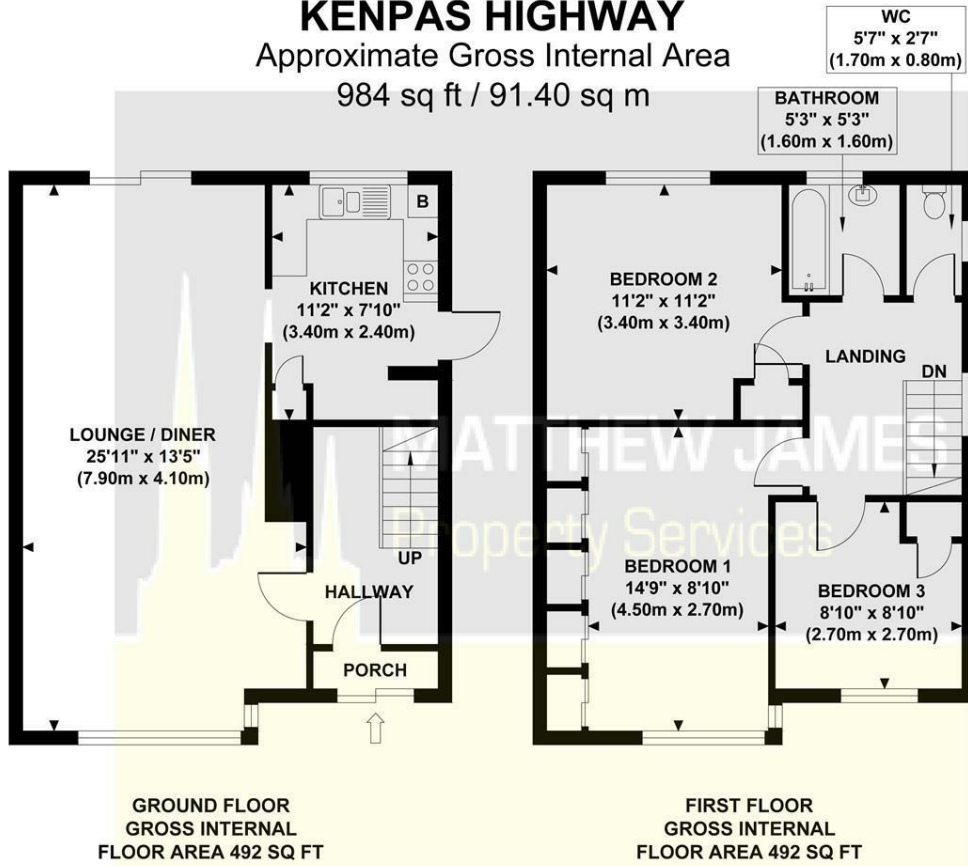
**Rear Garden**



# Floor Plan

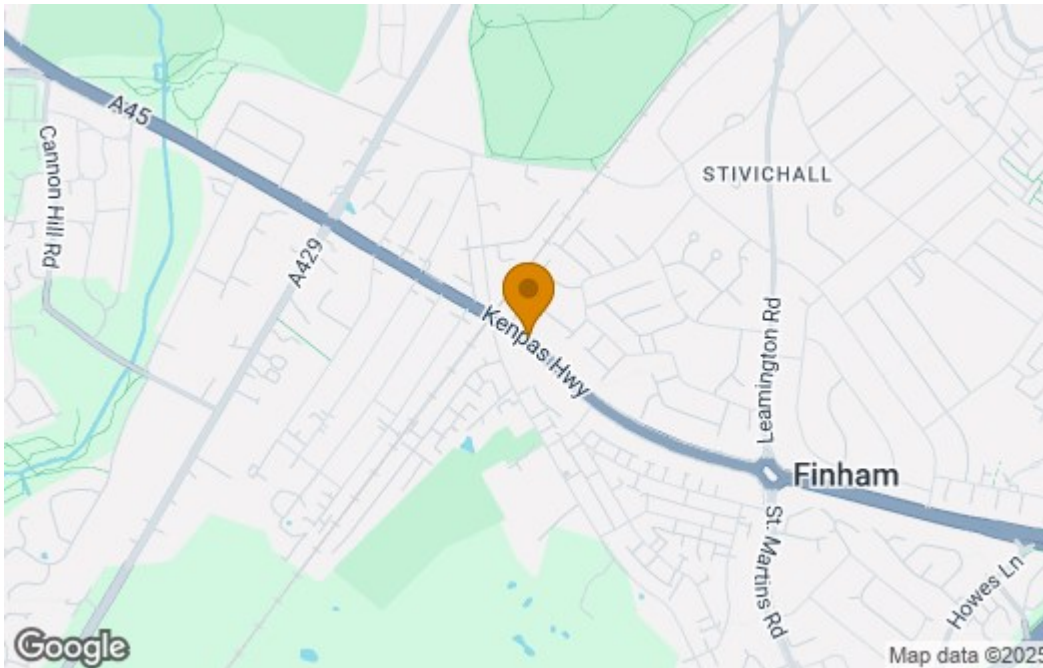
## KENPAS HIGHWAY

Approximate Gross Internal Area  
984 sq ft / 91.40 sq m

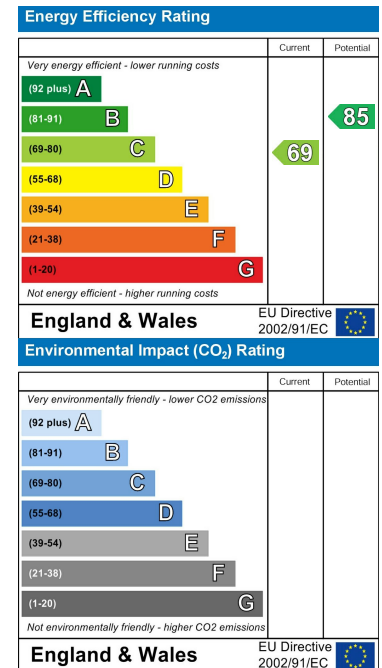


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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