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Leamington Road  
CV3 6GS



# Leamington Road

## CV3 6GS

Nestled in the desirable area of Styvechale, Coventry, this spacious modern semi-detached house offers an ideal family home. With four generously sized double bedrooms, this property is perfect for those seeking comfort and space. The well-designed layout features two inviting reception rooms, including a dining room and a lounge, providing ample space for relaxation and entertaining.

The modern kitchen is equipped to meet the needs of any home cook, while a convenient W/C adds to the practicality of the ground floor. The first floor boasts a contemporary shower room, ensuring that the household's needs are met with ease.

Outside, the property benefits from off-road parking and a single detached garage, providing secure storage and convenience. The rear garden is a delightful feature, predominantly laid to lawn with a patio area, perfect for outdoor gatherings or simply enjoying the fresh air.

Situated close to the city centre, Coventry train station, and the picturesque War Memorial Park, this home is ideally located for families. The area is known for its excellent school catchments, making it a prime choice for those with children. Additionally, the property enjoys great road links to Kenilworth, enhancing its appeal for commuters.

This semi-detached house on Leamington Road is a wonderful opportunity for anyone looking to settle in a vibrant community with all the amenities and conveniences at hand. Don't miss the chance to make this charming property your new home.

**selling quality**  
property since 1995















## Dimensions

Downstairs

Hallway

Dining Room

3.82 x 3.60

Lounge

4.38 x 3.63

Kitchen

4.42 x 2.80

W/C

First Floor

Bedroom 1

3.82 x 3.64

Bedroom 2

4.40 x 3.60

Bedroom 3

3.77 x 2.80

Bedroom 4

2.63 x 2.22

Shower Room

GROUND FLOOR  
558 sq ft (51.8 sq m.) approx.

