



Baychester Road, Coventry, CV4 9GF

Offers over £250,000



* Modern Two Bedroom Semi-Detached * Open Plan Kitchen Dining * Driveway parking * This stylish two-bedroom semi-detached home offers modern living with the added benefit of driveway parking. Inside, a bright entrance hallway leads to a spacious living room and a contemporary open-plan kitchen and dining area, complete with sleek units and integrated appliances. Upstairs, there are two king size bedrooms and a family bathroom. The generous rear garden features a lawn, paved patio, and gated side access, providing a secure and private outdoor space.



This charming two-bedroom semi-detached property offers stylish and modern living, complete with driveway parking to the side.

Upon entering, you are welcomed by a bright entrance hallway with doors leading to the spacious living room and a convenient downstairs W.C. The living room, with its front aspect window, enjoys plenty of natural light and seamlessly flows into the open-plan kitchen and dining area. The kitchen is beautifully presented with sleek, modern units in neutral tones, an integrated oven, hob, and extractor fan, as well as inset ceiling spotlights. A large rear-facing window overlooks the garden, and a door provides direct access to the outdoor space.

Upstairs, the first-floor landing leads to two generously sized bedrooms, each comfortably accommodating a king-size bed with ample space for additional furniture. One enjoys a front-facing aspect, while the other overlooks the rear garden. The well-appointed family bathroom features a bath, W.C., and hand wash basin.

Externally, the property benefits from a spacious rear garden, featuring a lawned area and a paved patio, perfect for relaxing or entertaining. The garden is fully enclosed with fencing and includes gated side access for added convenience.

Entrance Hall

Living Room 13'0" x 11'6" (3.98m x 3.52m)

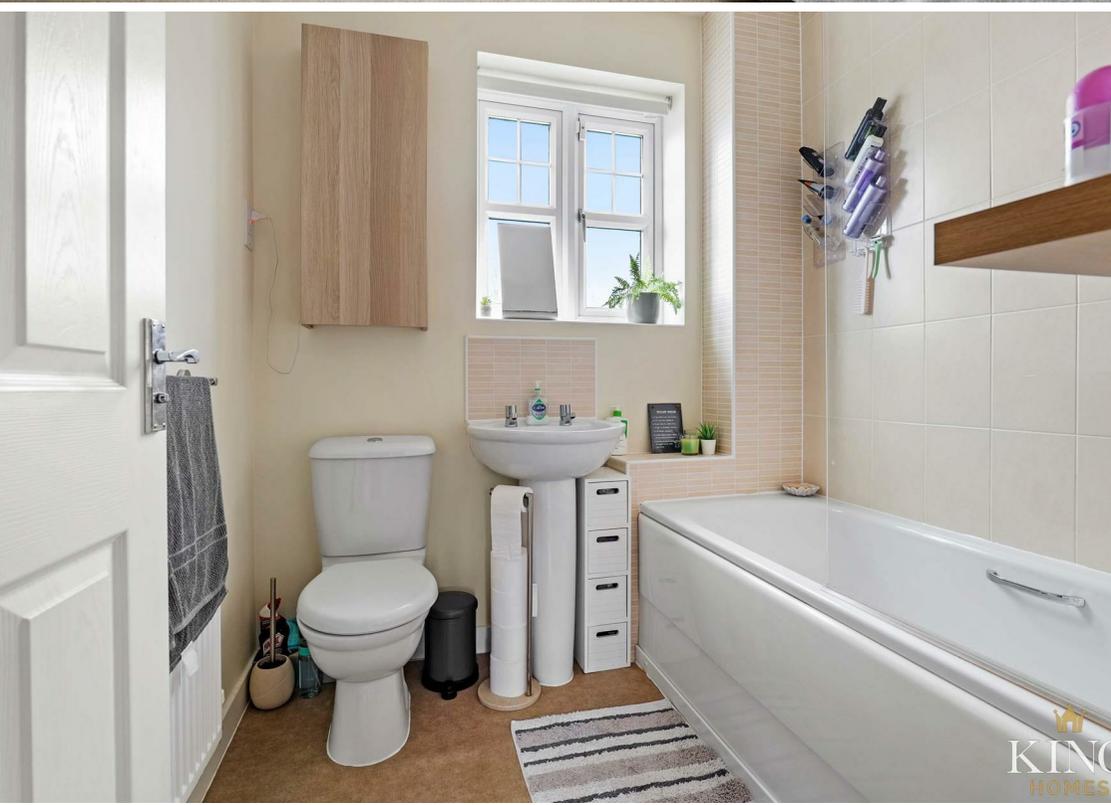
Kitchen/Dining Room 7'11" x 14'6" (2.42m x 4.42m)

W.C

Bedroom 1 9'7" x 14'6" (2.93m x 4.42m)

Bedroom 2 11'2" x 7'8" (3.42m x 2.34m)

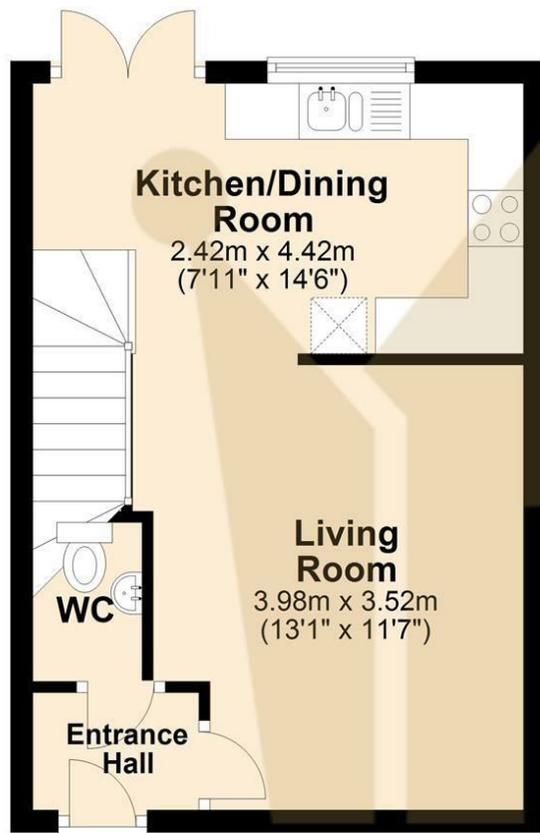
Bathroom 5'11" x 6'1" (1.81m x 1.87m)





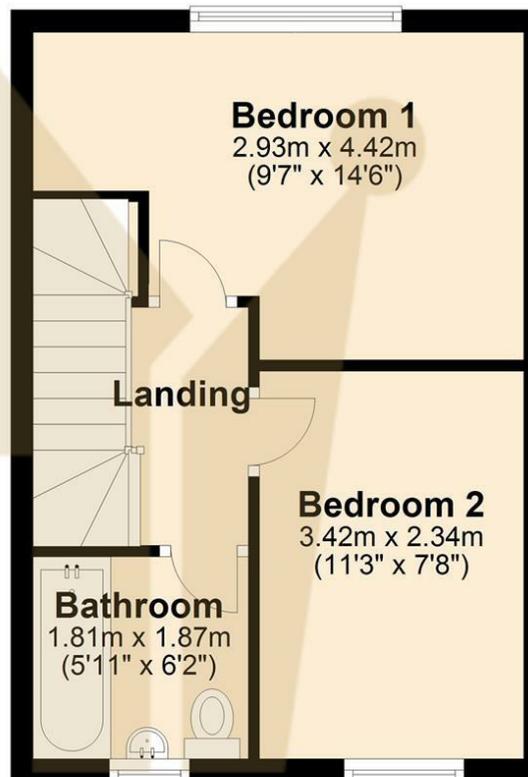
Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)

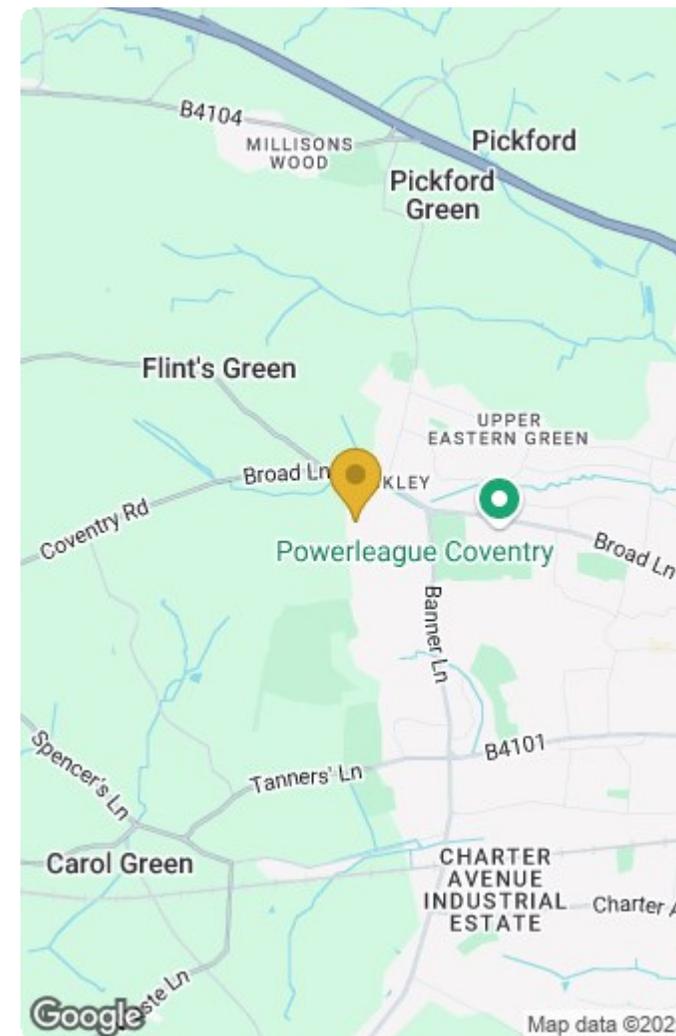


First Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 57.1 sq. metres (614.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	