 **5**
Bedrooms

 **2**
Bathrooms

Offers in the region of £310,000
Starcross Close, Wyken, Coventry CV2 3LS



****FOUR/POSSIBLE FIVE BEDROOMS**NO ONWARDS CHAIN**ON A GENEROUS CORNER PLOT**** Welcome to this delightful 4-bedroom extended semi-detached house, proudly presented by Suttons Estates. Nestled in the sought-after Wyken neighbourhood, this home is tucked away in a tranquil cul-de-sac, offering picturesque views of Henley Mill Meadow – perfect for serene strolls.

Upon entering, you'll find a welcoming hallway that leads to a spacious lounge/diner, complete with a charming gas fireplace and access to a lovely conservatory. The well-appointed kitchen boasts modern amenities, including an oven, gas hob, integrated fridge/freezer, and a convenient breakfast table. Adjacent is a practical utility area, designed to accommodate a washing machine. Additionally, there's a convenient ground floor W/C.

A versatile second reception room on the ground floor could easily serve as a fifth bedroom, with easy access to the adjacent toilet. The conservatory at the rear of the property provides a peaceful outlook onto the garden.

Ascending to the first floor, you'll discover four bedrooms, with three benefiting from handy storage cupboards. The partially tiled bathroom is a haven of relaxation, featuring a jacuzzi bath to unwind after a long day. A separate shower cubicle and additional storage cupboard complete the amenities, with the toilet thoughtfully separated from the main bathroom.

Outside, the front boasts a block paved drive with a drop kerb, providing ample space for multiple cars. The generous rear garden, adorned with lush lawns, trees, and shrubs, ensures a private retreat. Additionally, three sheds with electrical supply offer added convenience.

In summary, this property offers an abundance of space, a desirable location, and the potential for further customization – all at a very attractive asking price. Don't miss out on this wonderful opportunity!

Good to know:

EPC Rating D

Council Tax band C – Approx £1943pa

Internal area 115 Square Meters / 1237 Square feet

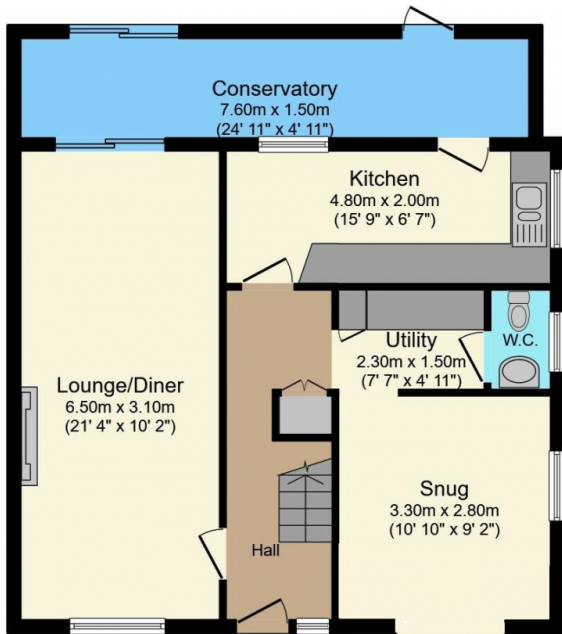
No onwards chain, with probate already granted.

Access to the loft is from the landing, no ladder, part boarded, location of the boiler (Age TBC)

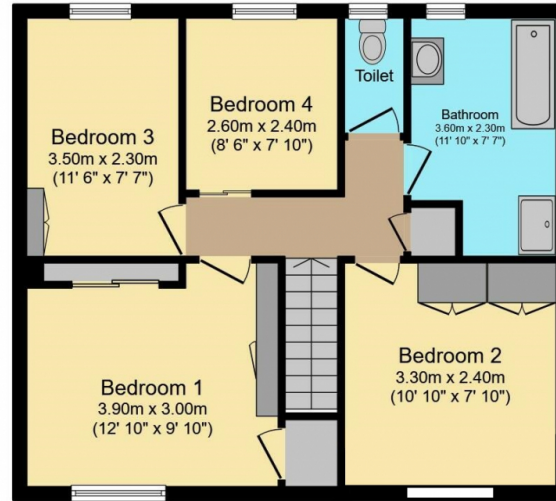
The fireplace in the lounge is working.

Great potential for further extensions (STP).

Electrical car charge point not included within the sale.



Ground Floor



First Floor

Total floor area 123.1 sq.m. (1,325 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 23 Starcross Close, CV2

