



9 Easedale Close | Styvechale Grange | Coventry | CV3 6LH

£375,000

Viewing is highly recommended for this well-maintained, traditional style semi-detached family home, situated at the head of a popular cul-de-sac in the sought-after Styvechale Grange Estate within easy reach of the War Memorial Park, Coventry Railway Station, and the City Centre. The property features a spacious through lounge/dining room with a conservatory leading off offering additional living space and views of the garden. To the first floor, there are three good sized bedrooms and a refitted shower room. Externally, there is plenty of parking to the front with a driveway leading to the garage. The property is also well-served by excellent local schools, including Stivichall and Grange Farm Primary Schools, as well as the highly regarded Finham Park Secondary School.

- Three Bedrooms
- Lounge/Dining Room
- Conservatory
- Well Fitted Kitchen
- First Floor Shower Room
- Driveway & Garage
- New Combination Boiler
- Excellent School Catchment



Property Description

ENCLOSED ENTRANCE PORCH

With double glazed front entrance door with matching surround windows and double opening doors leading to:

ENTRANCE HALL

With central heating radiator, staircase to first floor with understairs storage cupboard with power and light and door leading to:

GROUND FLOOR CLOAKROOM

With low level w.c and obscure double glazed window.

SPACIOUS LOUNGE/DINING ROOM

22' 5" max x 12' 9" into chimney breast
(6.83m x 3.89m)

To the lounge area there is a double glazed window to the front, feature fireplace with inset coal effect gas fire, central heating radiator and TV aerial point. To the dining area there is a further central heating radiator and aluminium sliding patio doors leading to:

CONSERVATORY

9' 9" x 9' 3" (2.97m x 2.82m)

With polycarbonate roof, double glazed windows, double glazed door leading to the rear garden, central heating radiator, ceiling light/fan and tiled flooring.

KITCHEN

10' 5" x 9' 9" min (3.18m x 2.97m)

Being fitted with a range of cupboard and drawer units, matching wall cupboards and round edged worksurfaces. Inset stainless steel sink unit with mixer tap over. 'Rangemaster' cooker with matching 'Rangemaster' stainless steel extractor hood over, integrated 'Whirlpool' microwave, space for various appliances including space and plumbing for automatic washing machine and dishwasher, space for tall fridge/freezer. Double glazed window to rear, tiled flooring, inset ceiling spotlights and double glazed side door leading to the rear garden.

FIRST FLOOR LANDING

Being naturally lit by double glazed side window and having built-in airing/storage cupboard and access via pull-down loft ladder to the roof storage space housing the recently installed gas fired central heating boiler.

REFITTED SHOWER ROOM

8' x 5' 3" (2.44m x 1.6m)

Having walk in shower unit with inset mains fed shower, vanity sink unit, concealed flush w/c, tall chrome heated towel rail, obscure double glazed window and inset ceiling spotlights.

BEDROOM ONE

11' 5" x 9' 9" min (3.48m x 2.97m)

Double glazed window to front, central heating radiator.

BEDROOM TWO

11' 8" x 10' 7" (3.56m x 3.23m)

Double glazed window to rear, central heating radiator

BEDROOM THREE

9' 9" into recess x 8' 6" (2.97m x 2.59m)

Double glazed window to front, central heating radiator and shelved recess.

OUTSIDE

DRIVEWAY AND PARKING

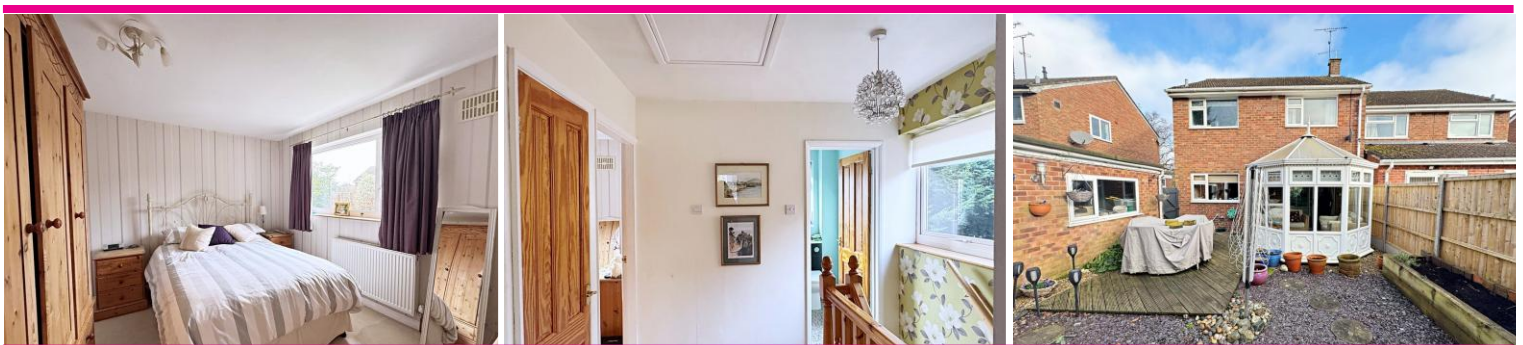
The property is set back from the road behind a generous area of shaped area of lawn and a blocked paved driveway provides ample off road parking to the front and side leading to:

GARAGE

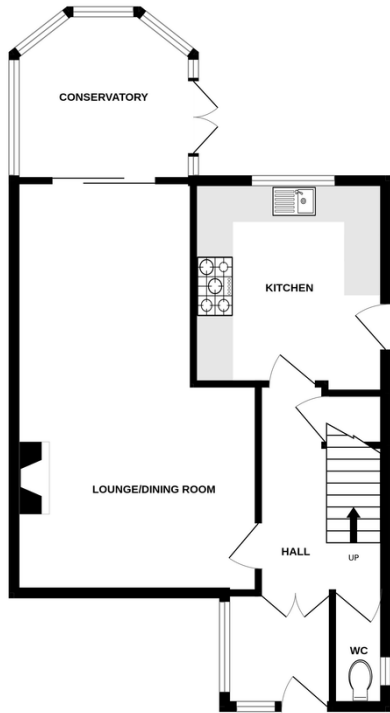
With up and over door.

REAR GARDEN

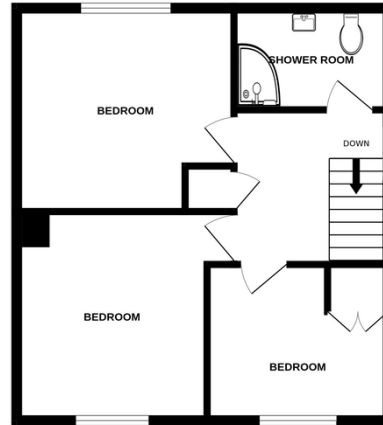
The neatly laid out rear garden is mainly laid with stone chippings for ease of maintenance. There is timber decked seating area, raised borders and hedging and timber panelled fencing form the boundaries.



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.
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Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.