

OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS



85 Arnold Avenue
Coventry, CV3 5ND

Offers Over £375,000

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85 Arnold Avenue

Coventry, CV3 5ND

Loveitts are pleased to bring to the market this fantastic, extended, four bedroom property, located in the popular Styvechale area of Coventry. Stunning throughout with modern fixtures and fittings plus a superb open-plan kitchen/diner.

Fully renovated throughout to include: new roof, new plumbing, new windows including front porch, new internal and external doors plus flooring throughout, the accommodation comprises of an entrance porch leading into hallway with stairs rising and doors to lounge, kitchen/diner and downstairs WC. The bay fronted lounge is a great size with neutral carpet and double glazing. The kitchen/diner has a modern fitted kitchen in neutral colours and bifold doors out to the rear garden.

Upstairs the property benefits from four good sized bedrooms, one of which has an en-suite, and a family bathroom. The property has been fully re-plastered and re-wired and also a recently fitted central heating boiler. All of the bathrooms and WC are refitted in a modern and neutral style.

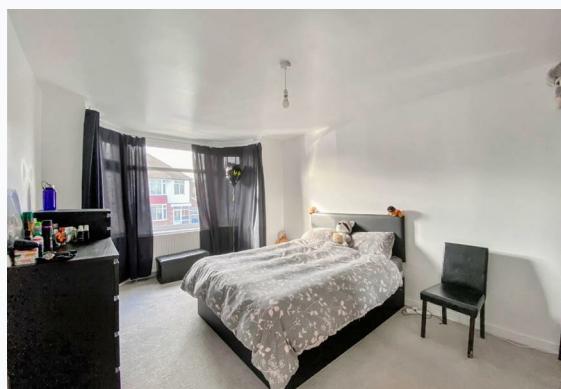
Existing planning consent for a single storey garden building exists which could be used to add to the living space. The planning consent is valid until approximately July 2021. Please ask for further details.

For more information or to arrange a viewing, please get in touch with our Coventry office or visit us at www.loveitts.co.uk





- Four Bedroom Home
- Semi-Detached
- Fully Renovated Throughout
- Off-Road Parking
- En-Suite Shower Room
- Downstairs WC
- Open-Plan Kitchen/Diner
- Bifold Doors
- Modern Neutral Design



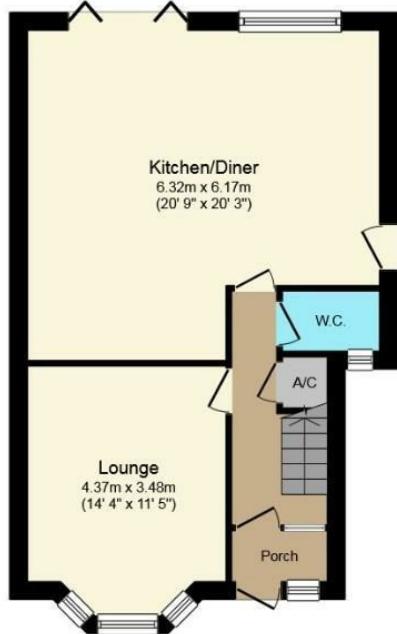
Location

Styvechale is widely regarded as one of Coventry's best residential locations and is situated on the edge of the War Memorial Park conveniently located for the A45 and A46 Trunk Roads, Coventry Railway Station and the city-centre.

Nearby secondary schools include King Henry VIII, Whitley Abbey, Bluecoat and Finham Park. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary. There are also two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs.



Floor Plan

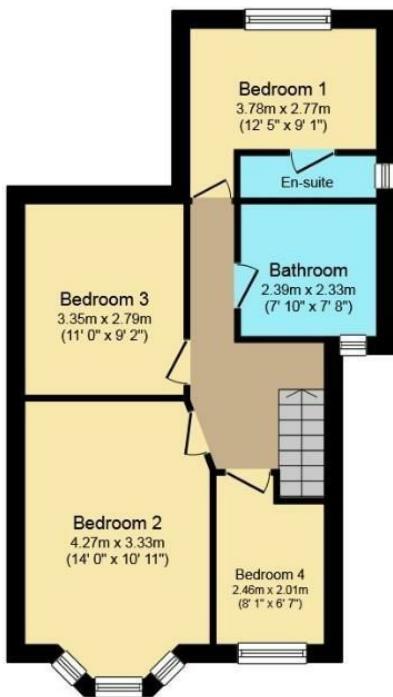


Ground Floor

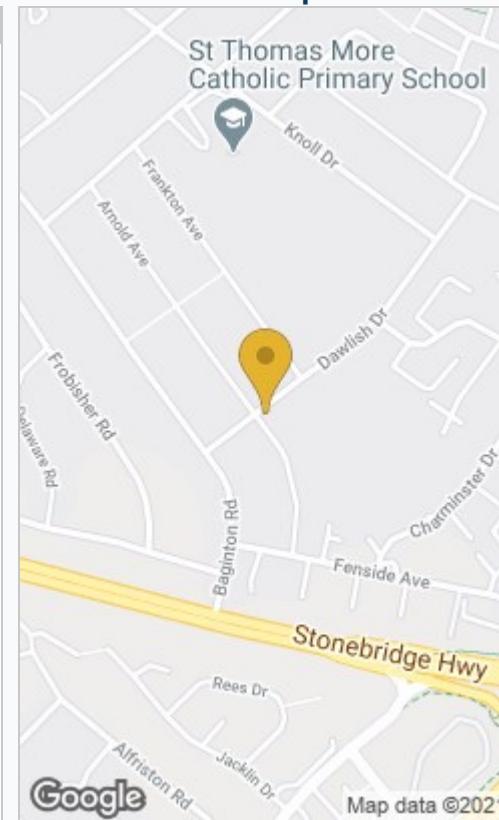
Floor area 63.0 sq. m. (614 sq. ft.) approx Floor area 57.0 sq. m. (581 sq. ft.) approx

Total floor area 120sq m (1291 sq ft) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		71
(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

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