

OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS



85 Arnold Avenue
Coventry, CV3 5ND

Offers Over £375,000



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 ensuite, 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

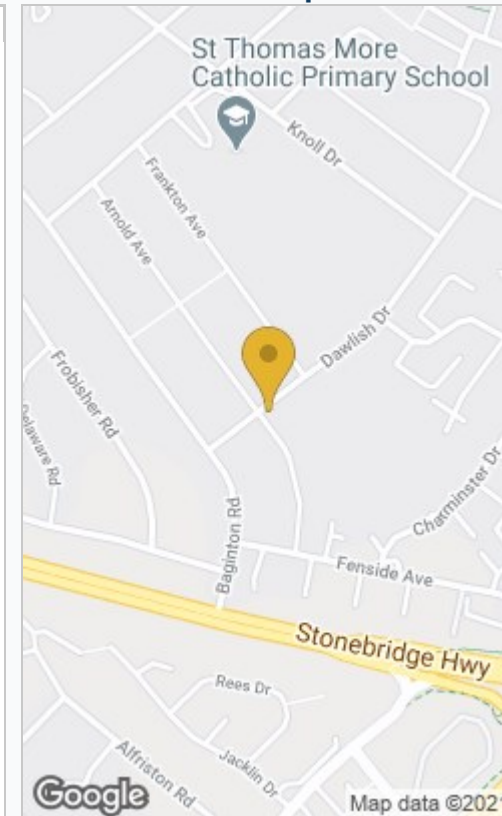
First Floor

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

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm or its employees has the authority to make or give any representation or warranty in respect of the property.



Coventry
29 Warwick Row, Coventry CV1 1DY
024 7625 8421

Registered in England & Wales Company no. 7558151