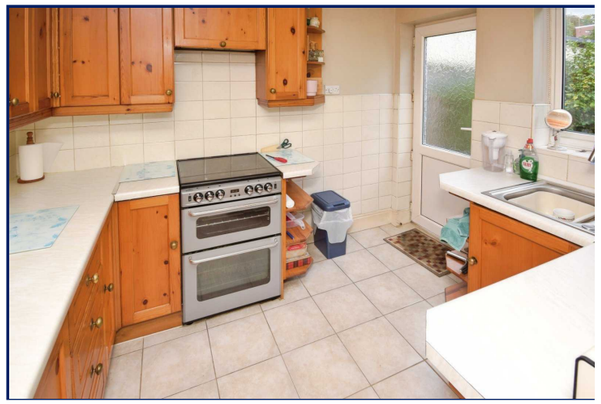


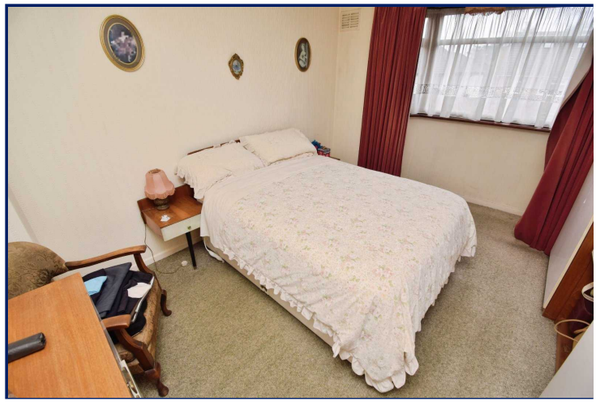


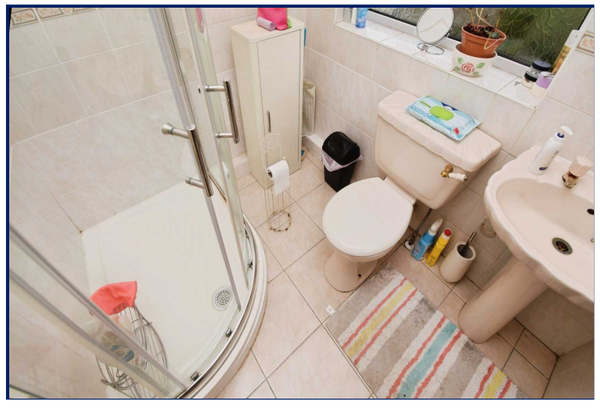












The Hiron, Styvechale, Coventry, CV3

Asking Price: £375,000
Freehold

Reeds Rains

reedsrains.co.uk

The Hiron, Styvechale, Coventry, CV3

Asking Price: £375,000 Freehold

Council Tax Band: E
EPC Rating: E

Reeds Rains Coventry are delighted to offer this substantial four bedroom semi detached family home, situated in the highly sought after area of Styvechale and available with no onward chain and immediate possession.
Occupying a generous plot and offering excellent potential for improvement and modernisation, this property presents a rare opportunity for buyers looking to create a long term family home in one of Coventry's most desirable locations. Conveniently situated for Coventry city centre, well regarded schools, local amenities and major road networks, the property combines space, location and future potential.The accommodation briefly comprises a spacious sitting room, separate dining room, fitted kitchen leading to a breakfast room to the ground floor. Upstairs there are four generous bedrooms and a family shower room. Outside, the property benefits from a private rear garden, driveway parking and an integral garage.
This is a fantastic opportunity to acquire a sizeable family home with scope to modernise and potentially extend, subject to the necessary consents. Early viewing is highly recommended.EPC Rating:E | Council Tax Band: E

Entrance Porch
Door into

Entrance Hall
Stairs to first floor, doors leading to

Sitting Room
11'10" x 14'1" (3.6m x 4.3m)
Bay window to front.

Dining Room
13'7" x 10'4" (4.14m x 3.15m)
Patio doors to rear.

Breakfast Room
9'6" x 7'4" (2.9m x 2.24m)
Window to rear, archway to

Kitchen
7'11" x 9'5" (2.41m x 2.87m)
A range of base and wall units, sink, drawers, working surfaces, space for white goods, window and door to rear.

Landing
Doors leading to

Bedroom
14' x 11'4" (4.27m x 3.45m)
Bay window to front.

Bedroom
13' x 11'4" (3.96m x 3.45m)
Fitted wardrobes, window to rear.

Bedroom
24'3" x 8' (7.4m x 2.44m)
Windows to front and rear.

Bedroom
8'9" x 7'5" (2.67m x 2.26m)
Window to front.

Shower Room
Shower Cubicle, w.c., wash basin, window.

Large Rear Garden
Laid to generous lawn with patio area.

Front
Driveway with garage.

Garage
Integral garage with full electrics.



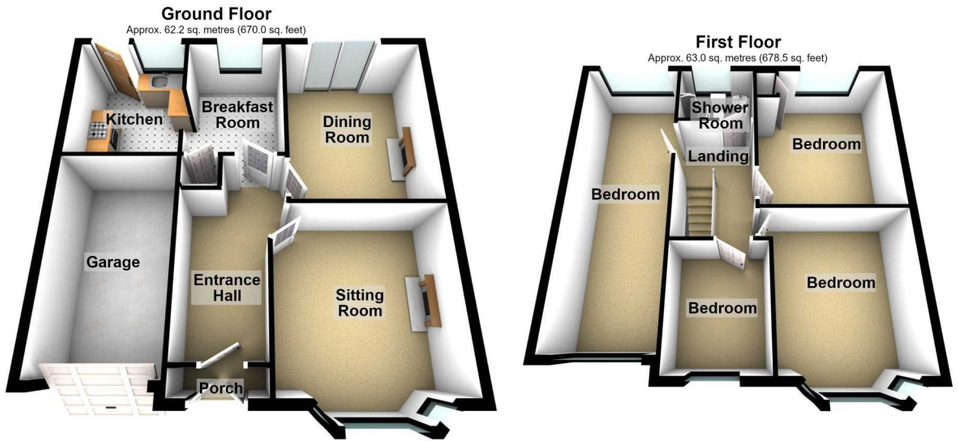
For full EPC please contact the branch.

The Reeds Rains branch at 15/17 Warwick Row, Coventry, West Midlands CV1 1EX is operated by NSP Properties Limited which is independently owned and operated under a Licence from Reeds Rains Limited. NSP Properties Limited is registered in England within Company Number 06371373. Registered Office: 20 Market Hill, Southam, Coventry CV47 0HF

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total area: approx. 125.3 sq. metres (1348.5 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk