




PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

BABBACOMBE ROAD,
STYVECHALE, COVENTRY, CV3 5PE

OFFERS OVER
£300,000

BABBACOMBE ROAD




PROMINENCE
— ESTATES —

This three bedroom semi detached home is situated in the highly sought after area of Styvechale and offers an exciting opportunity for buyers looking for a refurbishment project with excellent potential. Benefiting from a driveway, a generous rear garden and plenty of scope to modernise, reconfigure and potentially extend, this property would make an ideal family home or investment opportunity for someone looking to add value and create a home to their own specification.

The property offers well proportioned accommodation arranged over two floors and requires full refurbishment, providing the new owner with an excellent opportunity to completely transform the property to their own taste and requirements.

The existing accommodation provides a strong foundation for a modern family home, with three bedrooms and generous outside space. The property also offers excellent potential to extend, subject to the necessary planning permissions and building regulations, making this an especially attractive proposition for buyers looking to create additional living space.

Externally, the property benefits from a driveway providing off road parking and a large rear garden. The generous plot provides plenty of scope for landscaping, entertaining and potentially extending the property, subject to the relevant permissions.

Styvechale is one of Coventry's most desirable residential areas and is particularly popular with families due to its excellent amenities, green spaces and convenient location. The property is well placed for access to local shops, supermarkets, cafés and everyday amenities, with further shopping and leisure facilities available nearby.

The area is well served by a selection of highly regarded schools, making it a popular choice for families. Finham Park School and other well regarded primary and secondary schools are within convenient reach, subject to catchment areas and admissions criteria.

For commuters, Coventry city centre and Coventry railway station are both easily

accessible. Coventry railway station provides regular services to Birmingham, London and other major destinations. The A45 and A46 are also within easy reach, providing excellent road connections towards Warwick, Leamington Spa, Birmingham and the wider motorway network.

This is an excellent opportunity to acquire a three bedroom semi detached home in a highly desirable Styvechale location, with a generous garden, driveway and significant potential for refurbishment and extension. With the right vision, this property could be transformed into a fantastic family home or investment. Early viewing is highly recommended.

Living Room/Dining Room 21'8" x 11'0"

Kitchen 8'3" x 8'1"

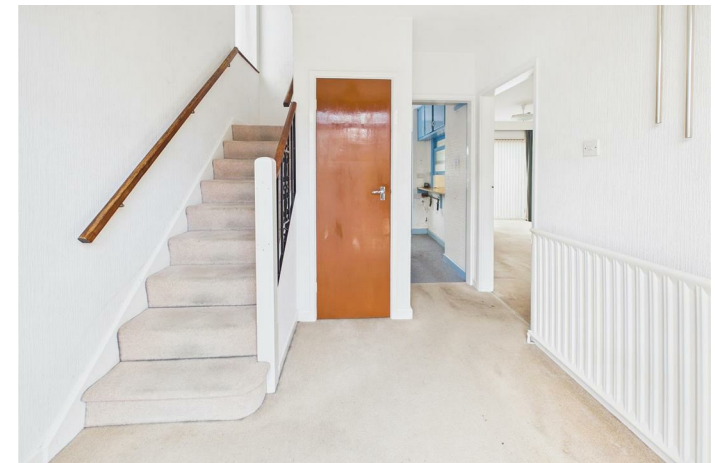
Bedroom One 11'11" x 11'10"

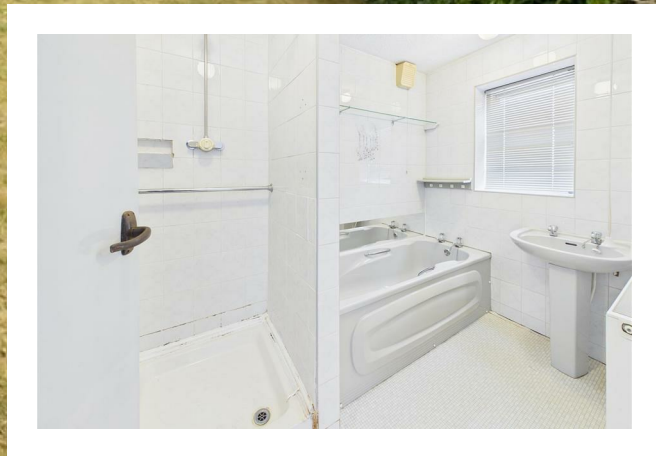
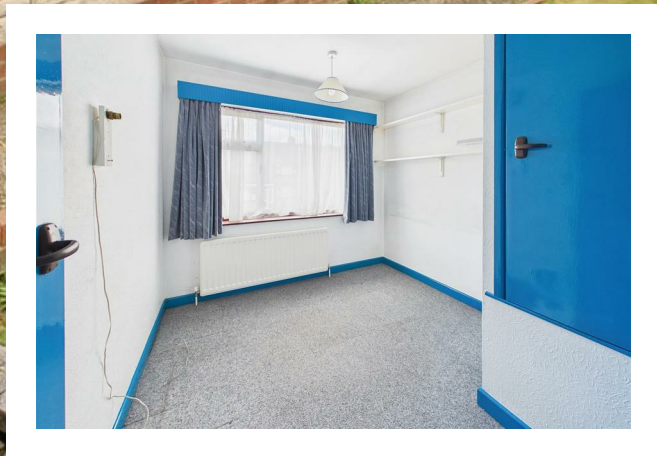
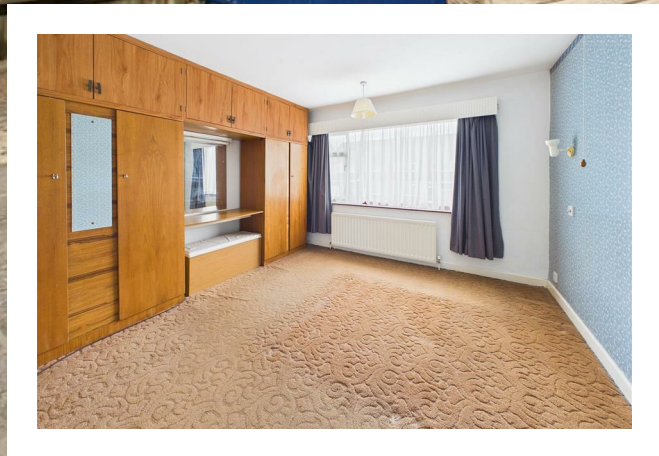
Bedroom Two 9'5" x 11'8"

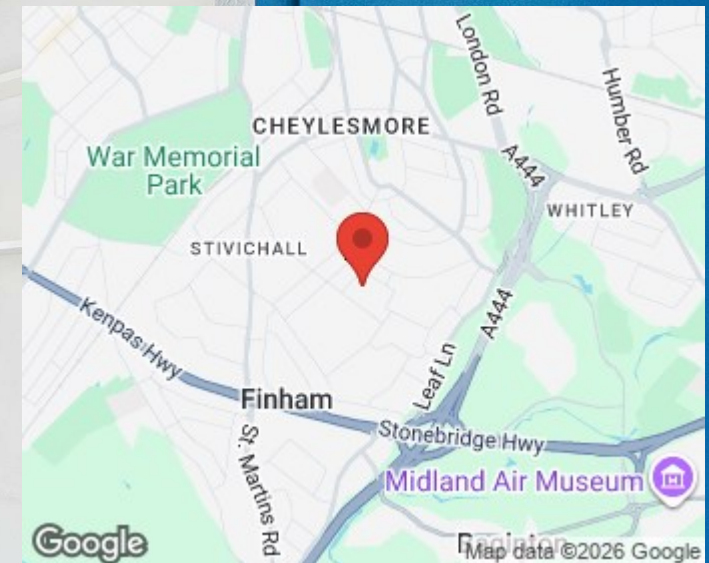
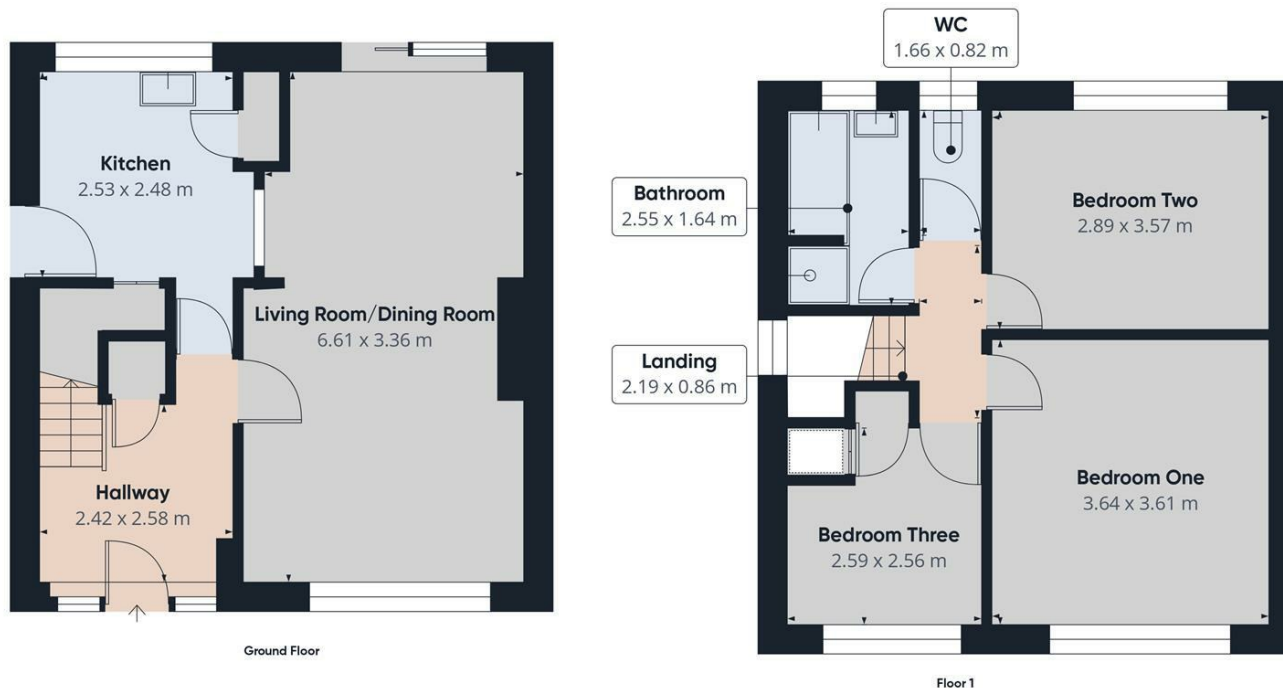
Bedroom Three 8'5" x 8'4"

Bathroom 8'4" x 5'4"

W/C 5'5" x 2'8"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	75
England & Wales EU Directive 2002/91/EC		

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