

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**BAGINTON ROAD,**  
STYVECHALE, COVENTRY, CV3 6FS

**GUIDE PRICE**  
**£440,000**

## BAGINTON ROAD



# PROMINENCE

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Situated in the heart of the highly desirable Styvechale area of Coventry, on the well regarded Baginton Road, this beautifully presented three bedroom semi detached home offers spacious and versatile accommodation, making it an ideal turnkey purchase for growing families. The property boasts a beautiful extended kitchen and dining room overlooking the rear garden, a bright and airy living room, a further open plan reception area leading through to the kitchen and diner, a downstairs WC, a separate utility room and a garage. Upstairs, there are three good sized bedrooms, including front and rear bedrooms featuring attractive bay windows, alongside a recently refurbished shower room with plenty of storage. Externally, a large driveway provides parking for multiple vehicles, while the property also offers further potential for buyers to adapt the accommodation to suit their own needs.

Upon entering the property, you are welcomed by a practical and well arranged layout that provides plenty of space for modern family life. The bright and airy living room offers a comfortable setting for relaxing, while the additional reception area provides further flexibility and flows openly into the extended kitchen and dining room. This arrangement creates a sociable environment, ideal for entertaining guests and spending time together as a family.

The extended kitchen and dining room is a particularly appealing feature of the home, providing generous space for cooking, dining and socialising. Overlooking the rear garden, this room enjoys a pleasant outlook and offers an excellent setting for family meals and gatherings. The separate utility room adds further practicality, helping to keep everyday household tasks organised, while the downstairs WC is a welcome convenience for busy households.

To the first floor, there are three well proportioned bedrooms, offering comfortable accommodation for family members and guests, with flexibility for a home office if required. The front and rear bedrooms benefit from attractive bay windows, adding character and enhancing the sense of space. The recently refurbished shower room has been finished to a good standard and benefits from plenty of storage, creating a practical and modern space for everyday use.

Externally, the property benefits from a substantial driveway with space for multiple vehicles, making it particularly appealing to families with more than one car. The garage provides additional storage or potential for alternative uses, subject to the buyer's requirements. The rear garden can be enjoyed from the extended kitchen and dining room, providing a pleasant outdoor space for relaxing, entertaining and family activities.

The location is a major attraction, with Baginton Road offering convenient access to local shops and everyday amenities. Nearby facilities include convenience stores, a pharmacy, a post office and independent businesses, while larger supermarkets and shopping facilities are available within a short drive. Coventry city centre is also easily accessible, offering a wide choice of high street shops, restaurants, cafés, leisure facilities and entertainment venues.

For families, the area is particularly well placed for a selection of local schools, including Grange Farm Primary School, Stivichall Primary School and St Thomas More Catholic Primary School. Finham Park School is also within convenient reach, making the location appealing to families seeking access to primary and secondary education.

Transport links are another benefit, with local bus stops close by on Baginton Road providing services towards Coventry city centre and surrounding areas. Coventry railway station is also within convenient reach, offering services to destinations including Birmingham and London. For motorists, the nearby A45 and A46 provide useful connections across Coventry and towards the wider motorway network.

Overall, this is an excellent opportunity to acquire a spacious and versatile three bedroom semi detached home in one of Coventry's popular residential areas. With its extended kitchen and dining room, additional reception space, utility room, downstairs WC, refurbished shower room, garage and generous driveway, the property is ideally suited to growing families looking for a home that is ready to move into while still offering scope to make it their own. Early viewing is highly recommended to appreciate the accommodation and location on offer.

### Living Room

### Living Room Off The Dining Room

### Kitchen/Diner

### W/C

### Utility Room

### Bedroom One

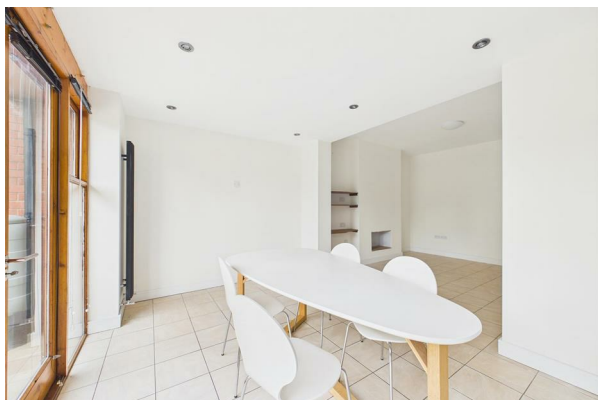
### Bedroom Two

### Bedroom Three

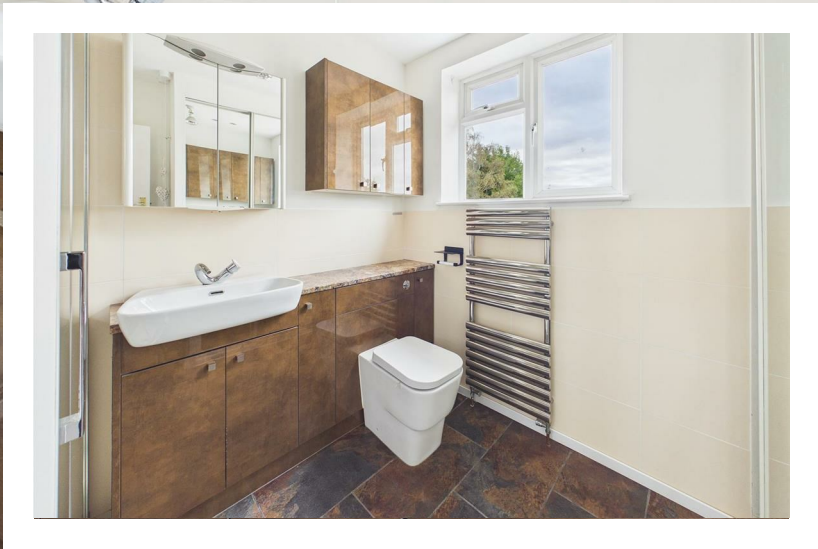
### Bathroom

### Garage

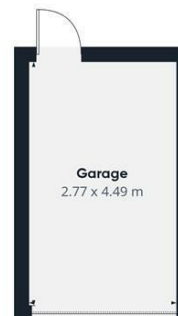
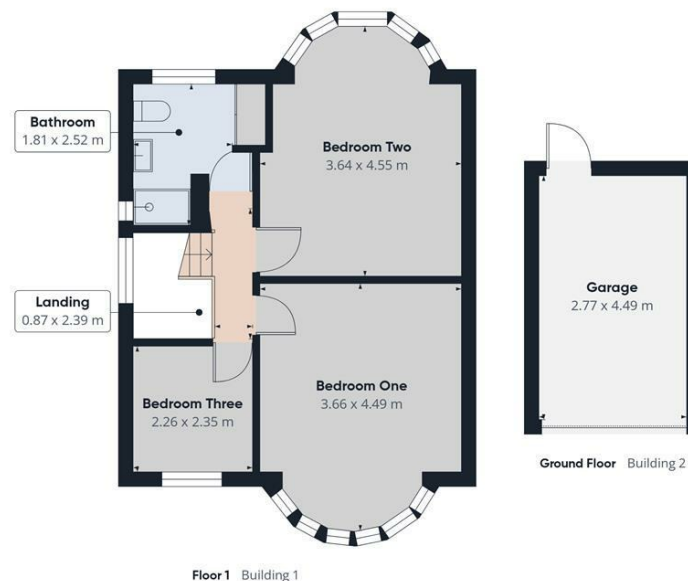
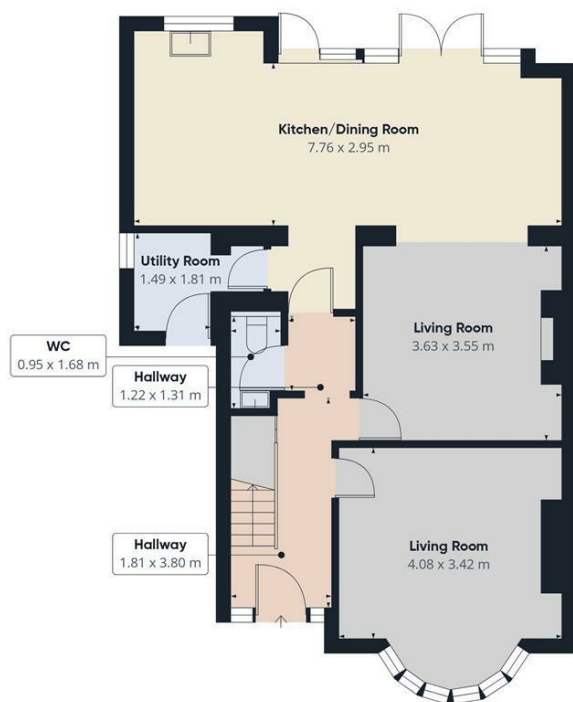












#### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>85</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>69</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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