

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**EXMINSTER ROAD,**  
STYVECHALE, COVENTRY, CV3 5NW

**£350,000**



## EXMINSTER ROAD



# PROMINENCE

ESTATES

Nestled in the sought-after Styvechale neighborhood, this cosy 3-bedroom semi-detached home offers comfortable living in a serene environment. Thoughtfully presented throughout, this residence combines practicality with a touch of charm.

Discover welcoming living spaces and comfortable bedrooms, creating a homely atmosphere ideal for relaxation. The kitchen, equipped with functional countertops and ample storage, provides a convenient space for everyday cooking.

Relax in one of the three well-proportioned bedrooms, each adorned with natural light and offering a tranquil retreat. Outside, the garden provides a pleasant outdoor area for leisure and relaxation.

Conveniently situated in Styvechale, residents enjoy easy access to local amenities, including schools, parks, and shops. Commuters will find major roadways and public transportation within reach for seamless travel.

**Living Room 21'3" x 9'1"**

**Kitchen 18'9" x 7'1"**

**Shower Room 5'4" x 4'7"**

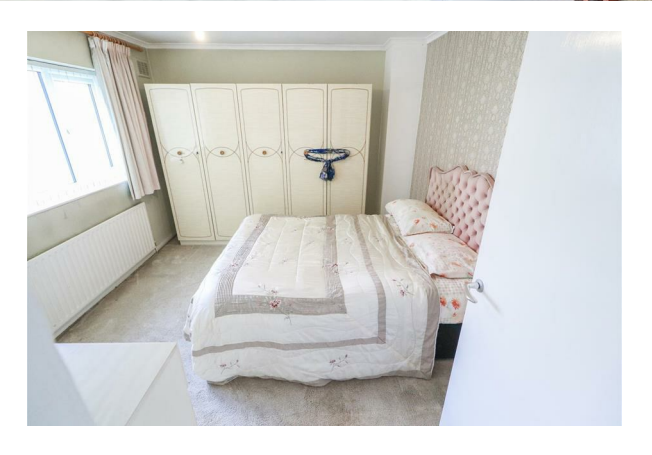
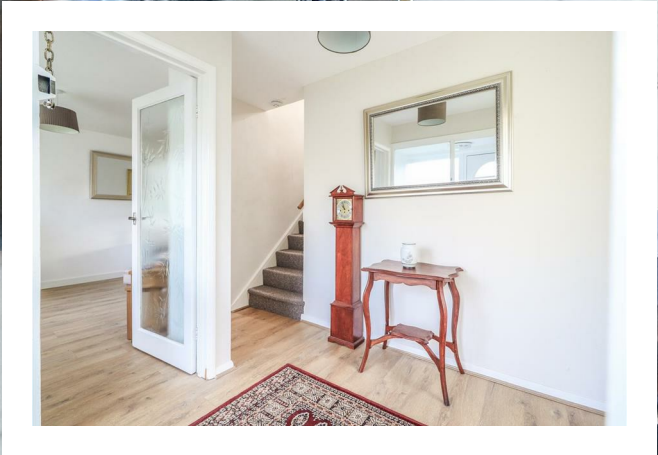
**W/c 5'10" x 5'1"**

**Master Bedroom 12'5" x 10'9"**

**Bedroom Two 9'4" x 9'1"**

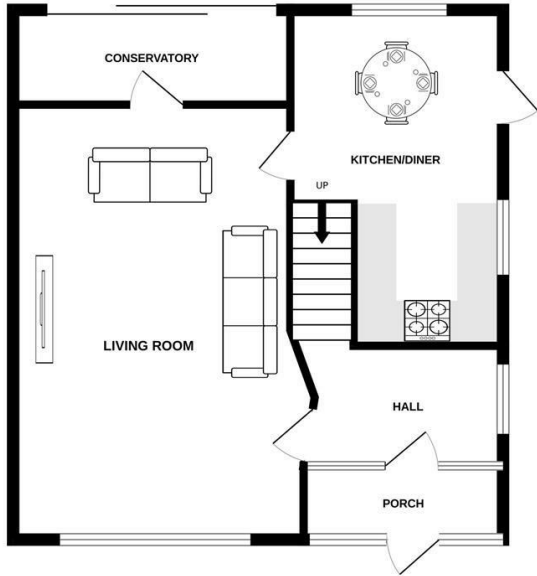
**Bedroom Three 9'0" x 8'10"**



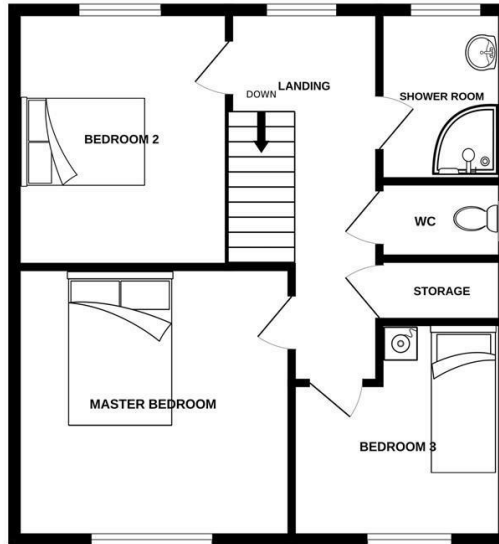




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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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