


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

LEAF LANE,
STYVECHALE, COVENTRY, CV3 5AS

ASKING PRICE
£285,000

LEAF LANE



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ESTATES

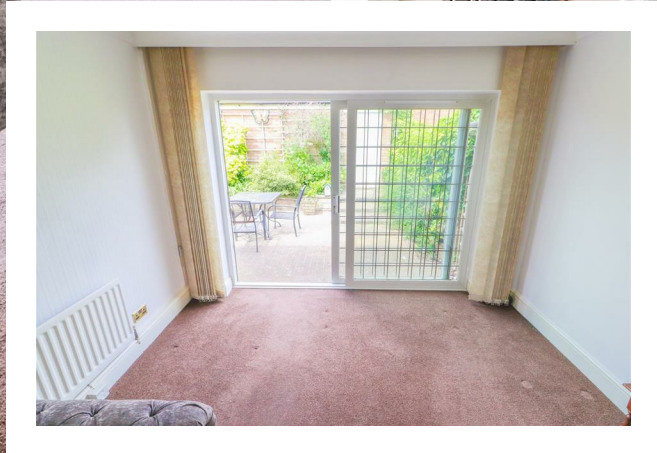
BACK AVAILABLE.....Located in the sought after area of Styvechale, this semi detached bungalow offers huge potential and flexible accommodation suitable for small or growing families with a newly fitted kitchen and extension to the rear. Offering mature, well-kept gardens to three sides and a brick built garage to the rear with off-road parking. Nearby schools include King Henry VIII, Bluecoat, Finham Park and Manor Park Primary school.

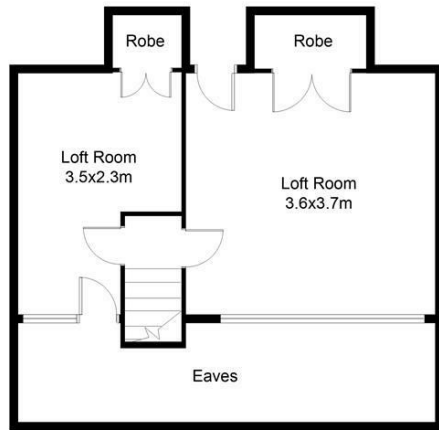
room/office with staircase to the first floor. To the first floor, there are two attic rooms that hold huge potential. Not only is the property located in a very attractive area it also further benefits from gas central heating and double glazing.

Styvechale is one of the most sought after suburbs of Coventry and is conveniently located for the A45 and M40, a gentle walk to Coventry Railway Station and Bus and Car access to the city centre. Quinton Parade, the main shopping area of the suburb is less than a 10 minute walk away and within close proximity to Jaguar Landrover at Whitley.

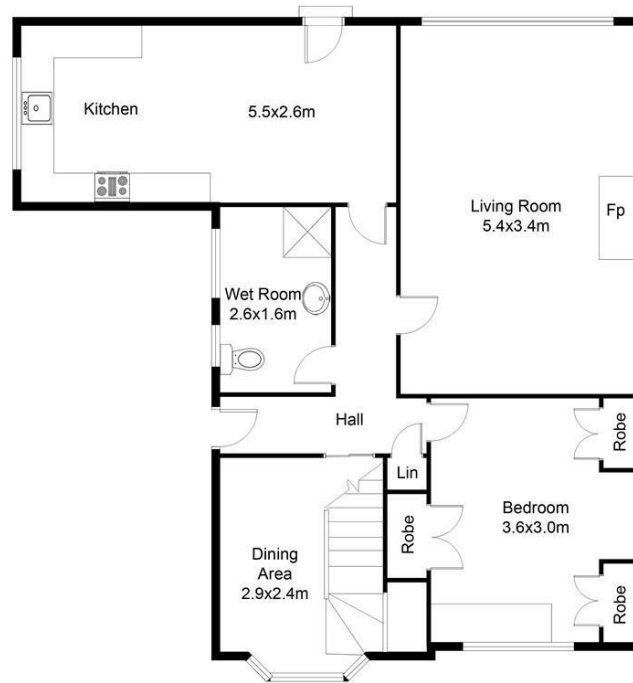
In brief the property comprises of; entrance hall, a sizable lounge with patio doors leading into the garden and patio area, an extended kitchen/dining room with a newly fitted gloss kitchen and a wet room with vertically installed dryer. The main double bedroom has a comprehensive range of built in furniture and the second bedroom can be used as a dining







FIRST FLOOR PLAN



GROUND FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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