


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA



NEWBY CLOSE,
STYVECHALE, COVENTRY, CV3 5NQ

PRICE GUIDE
£300,000

NEWBY CLOSE



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Welcome to this delightful 3-bedroom semi-detached home, nestled in the highly sought-after location of Styvechale. This property offers a wonderful opportunity to create your dream home in one of the most desirable areas.

The ground floor boasts generously sized living areas, including a spacious living room and a separate dining area, perfect for family gatherings and entertaining guests. Upstairs, you'll find three well-proportioned bedrooms, providing ample space for a growing family or for creating a home office or hobby room.

One of the standout features of this property is the expansive garden to the rear. With plenty of space for outdoor activities, gardening, or even extending the property (subject to planning permission), this garden is a true haven. The property also benefits from a private driveway and a detached garage, offering convenient off-road parking and additional storage space.

While this home requires modernisation, it presents an exciting opportunity for the new owners to put their own stamp on the property. With a bit of TLC, this house can be transformed into a stylish and contemporary family home.

Styvechale is renowned for its excellent amenities, including reputable schools, local shops, parks, and easy access to major transport links. This location offers a perfect blend of tranquility and convenience.

Don't miss out on this fantastic opportunity to acquire a property in such a prestigious area. Whether you're a first-time buyer looking to make your mark or an investor seeking a project, this home has the potential to be something truly special. Arrange a viewing today and imagine the possibilities!

[Living Room](#)

[Living Room](#)

[Kitchen](#)

[Utility Room](#)

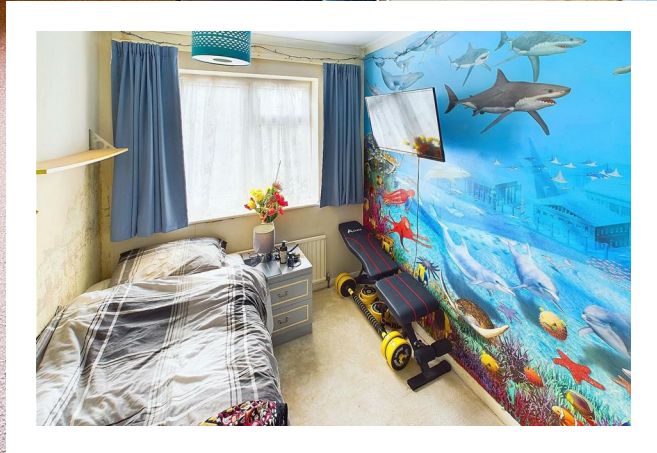
[Master Bedroom](#)

[Bedroom Two](#)

[Bedroom Three](#)

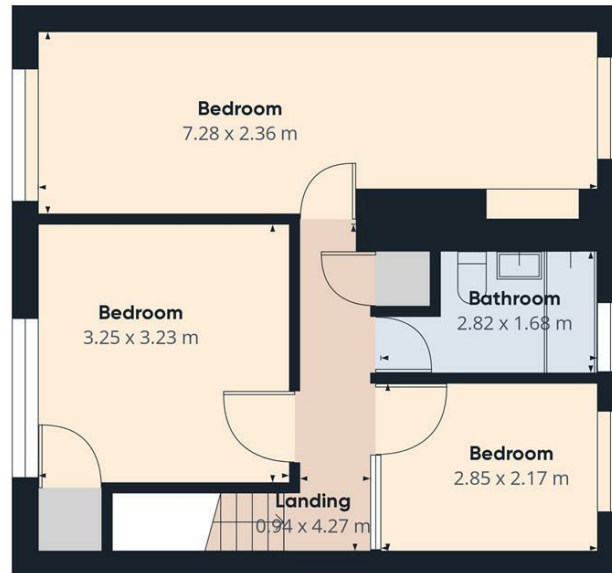
[Bathroom](#)







Ground Floor



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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