

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**BIGBURY CLOSE,**  
STYVECHALE, COVENTRY, CV3 5AJ

**£350,000**



## BIGBURY CLOSE



# PROMINENCE

— ESTATES —

Located in the sought-after area of Styvechale, this link-detached bungalow offers a blend of comfort and convenience. The property features a generous driveway and detached garage, providing ample parking and storage solutions. Inside, the bungalow boasts a welcoming reception room, a modern shower room, dining room, sun room and two spacious double bedrooms along with a well equipped kitchen , making it an ideal choice for those seeking single-level living.

Styvechale is a well-established residential area offering a range of amenities for its residents. The nearby War Memorial Park provides open green spaces, walking trails, and recreational facilities. There are several local shops, supermarkets, and eateries within easy reach, ensuring everyday essentials are close by.

The property benefits from excellent transport connections. The A45 and A46 roads are easily accessible, providing convenient routes to Coventry city centre, Kenilworth, and Leamington Spa. Regular bus services operate in the area, offering direct links to surrounding neighbourhoods and the city centre. Coventry Railway Station is also a short drive away, providing quick connections to Birmingham and London.

Families will appreciate the proximity to well-regarded schools.

Grange Farm Primary School and St Thomas More Catholic Primary School are both within easy reach. For secondary education, Finham Park School and Bishop Ullathorne Catholic School offer excellent academic and extracurricular opportunities.

This bungalow in Styvechale presents a fantastic opportunity to enjoy comfortable living in a well-connected and highly desirable area.

**Living Room/Dining Room 13'6" x 12'2"**

**Sun Room 13'11" x 6'10"**

**Kitchen 9'7" x 8'7"**

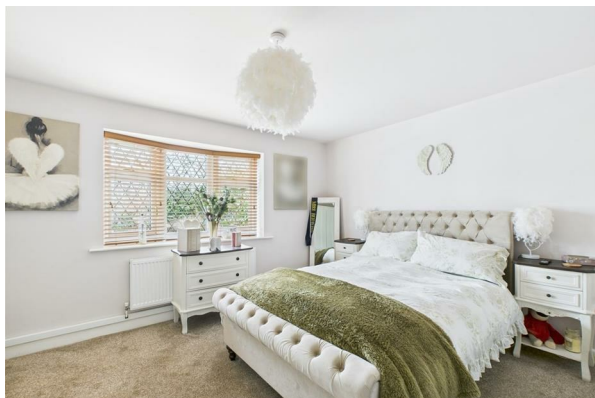
**Bedroom One 13'10" x 11'9"**

**Bedroom Two 11'2" x 8'0"**

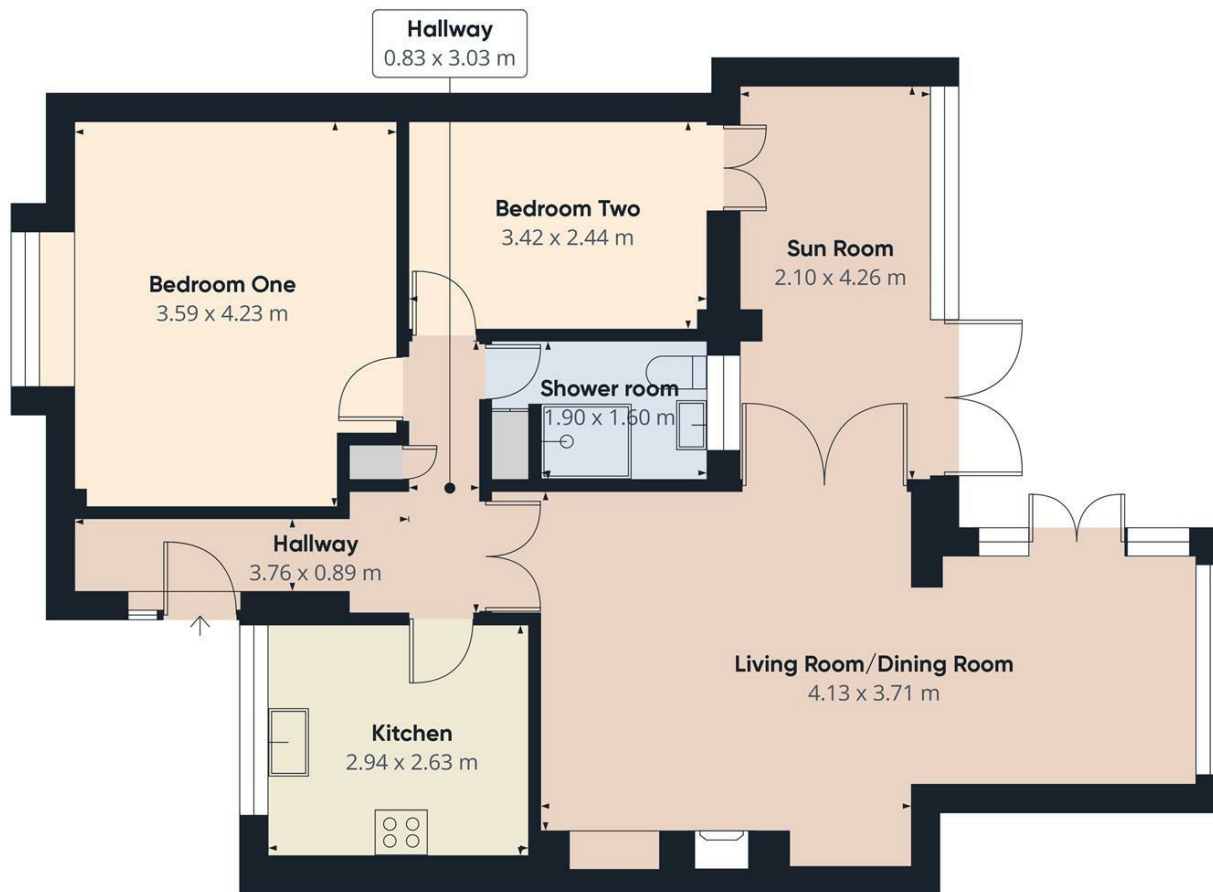
**Shower Room 6'2" x 5'2"**












#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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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