



  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

  
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**DILLOT FORD AVENUE,**  
STYVECHALE, COVENTRY CV3 5DT

**£1,375 PCM**



## DILLOTFORD AVENUE



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Prominence Estates are proud to present a spacious family home located in the heart of Styvechale. Not only does this property benefit from a driveway for two cars and garage but it also benefits from a modern newly renovated family bathroom and being newly repainted throughout. Excellent local schools, conveniently located and within walking distance to local amenities, some of the things that make this property perfect. This spacious home is perfect for families or working professionals.

In brief the property comprises of; front large driveway and garage. Internally the house comprises of a spacious hallway, front lounge separate rear dining room following through into the small conservatory room, fully fitted kitchen that leads into a separate office/dining room. To the first floor, there are two double bedrooms, a smaller third bedroom and a newly renovated family bathroom. Externally to the rear is a well-maintained and mature Japanese style garden with pond and seating area.

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Stivichall (or Styvechale) is one of the most sought after suburbs of Coventry being found on the south side of town. Stivichall is situated on the edge of the War Memorial Park (once known as Stivichall Common) and is conveniently located for the A45 and A46 Trunk Roads, a gentle walk to Coventry Railway Station and Bus and Car access to the city-centre.

Nearby secondary schools include King Henry VIII, Whitley Abbey, Bluecoat and Finham Park. For juniors there is Manor Park Primary school and King Henry VIII Junior. There are also two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs.

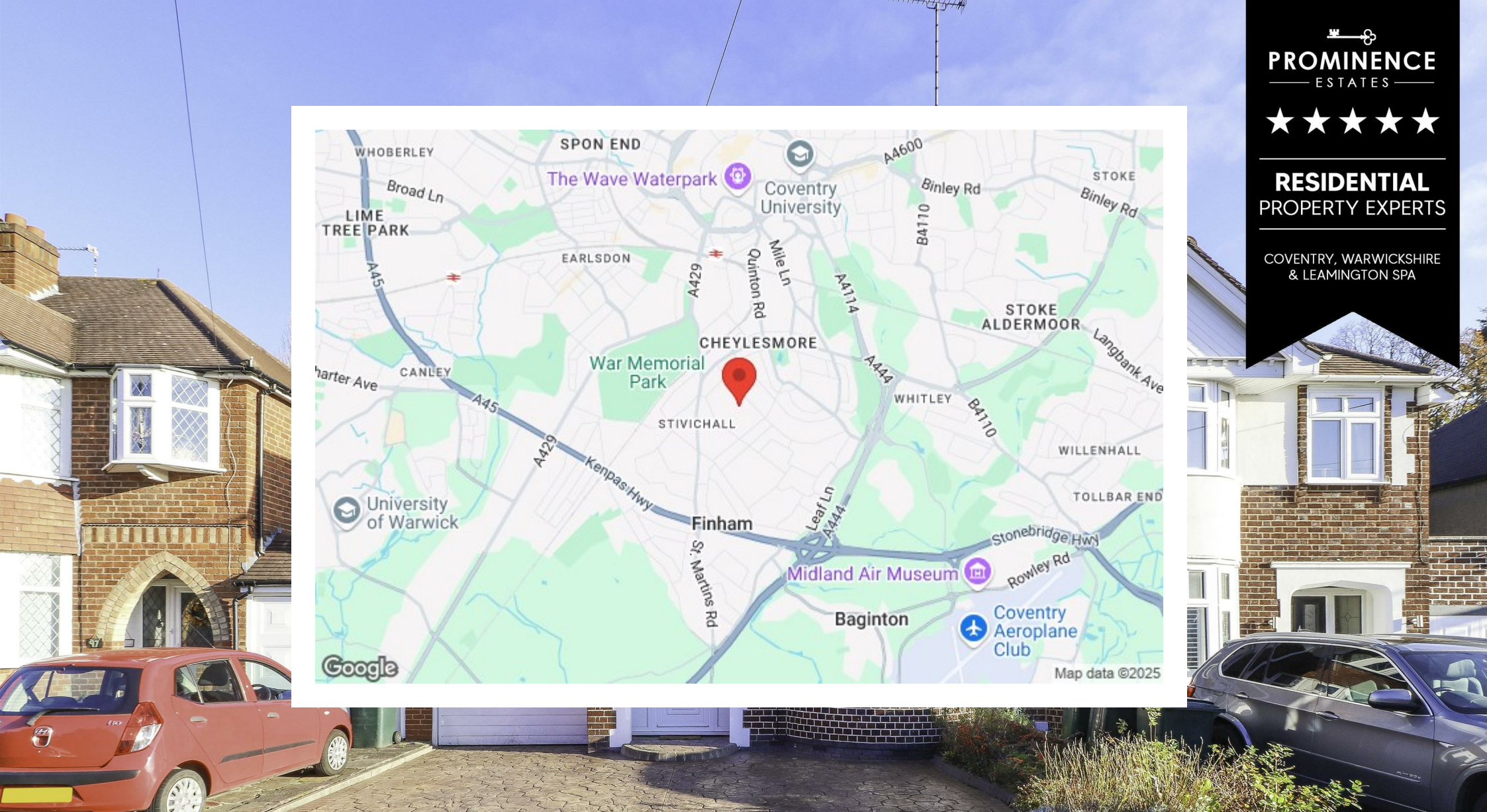
Please call our office to make your viewing appointment and to avoid disappointment.











  
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