


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

KENPAS HIGHWAY,
STYVECHALE GRANGE, COVENTRY, CV3 6PF

GUIDE PRICE
£575,000

KENPAS HIGHWAY



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This brand new four bedroom detached home offers an exceptional standard of modern living, finished to an impressive specification throughout. The property features two ensuite bedrooms, a stylish family bathroom, a ground floor cloakroom, a spacious open plan kitchen diner with utility room, a dedicated office and a further living room that can also be used as a playroom. With a sleek contemporary design, a high quality finish and a large driveway, this property is ideal for families seeking both comfort and style.

The ground floor provides a superb layout for modern family life, beginning with a welcoming entrance hallway that leads into the open plan kitchen diner, designed with entertaining and everyday living in mind. The kitchen is fitted with modern units and integrated appliances, while the adjoining dining space is enhanced by natural light and offers direct access to the rear garden. A separate utility room provides additional practicality, and the office is perfect for working from home. Completing the ground floor is a further reception room that could serve as a lounge, playroom or snug, giving the home excellent flexibility.

Upstairs, the property benefits from four well proportioned bedrooms. The master bedroom and second bedroom each enjoy their own ensuite shower rooms, while the remaining bedrooms are served by a sleek family bathroom.

Outside, the home sits on a generous plot with a large driveway offering ample off road parking. The rear garden provides an excellent space for relaxation, play or entertaining during the warmer months.

Located in the sought after area of Stivichall, CV3 6PF, the property is well placed for an excellent range of local amenities. There are well regarded primary and secondary schools nearby, including Finham Park School and Stivichall Primary, making this a great choice for families. Local shops and services are within easy reach, along with larger retail facilities at Warwickshire Shopping Park and Coventry city centre. For commuters, the property offers easy access to the A45, A46 and motorway links, as well as Coventry Railway Station which provides direct trains to Birmingham and London. Green spaces such as War Memorial Park are also close by for leisure and recreation.

This beautifully presented home is a rare opportunity to purchase a brand new build in a highly desirable location and must be viewed to be fully appreciated.

Kitchen/Diner 20'2" x 19'10"

Play Room 14'5" x 7'5"

Utility Room 7'4" x 7'1"

Office 7'6" x 8'1"

W/C 7'6" x 3'10"

Master Bedroom 13'5" x 14'3"

En-suite 10'7" x 7'6"

Bedroom Two 12'0" x 11'8"

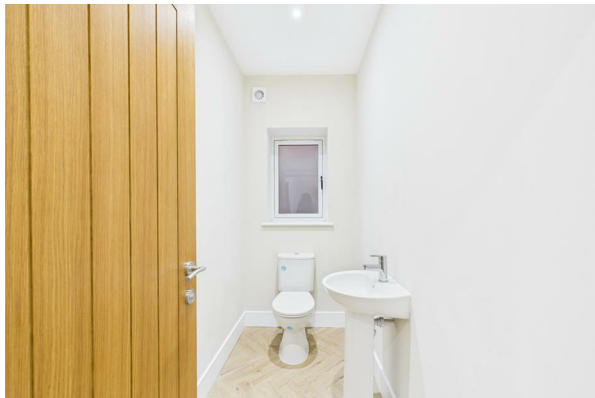
En-suite 7'3" x 4'2"

Bedroom Three 9'9" x 10'7"

Bedroom Four 9'7" x 10'10"

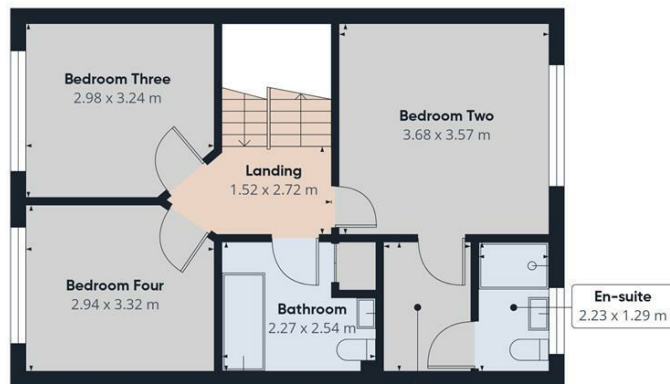
Bathroom 7'5" x 8'3"







Ground Floor




Floor 1



Floor 2



Energy Efficiency Rating

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