



**Fixed price £350,000**

**TENURE : FREEHOLD**

**Mantilla Drive, Styvechale CV3 6NH**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Suttons Estate Agents**  
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## 3-BEDROOM DETACHED HOME IN STYVECHALE- IDEAL RENOVATION PROJECT

Set in the sought-after suburb of Styvechale, this three-bedroom detached home is offered with no onward chain and presents an excellent project opportunity. With spacious rooms, two reception areas, driveway and garage, plus potential to extend, it's ideal for families or buyers looking to create a home to their own style in a prime location.

### Key Features

- Detached 3 bedroom, project property - NO CHAIN
- Two reception rooms – second reception opens via double doors to the garden
- Kitchen with ample cupboard space and under-stair pantry (potential to convert)
- Garage with power, lighting and driveway parking
- Prime Styvechale/Finham location – excellent for schools, green spaces and amenities
- EPC: G | Council Tax: Band E | New central heating system needed

### Description

This detached home offers a versatile layout with scope for significant improvement. The ground floor includes a front reception room flowing into a second reception with double doors opening onto the rear garden, creating a natural connection between indoor and outdoor living. The kitchen provides ample cupboard storage, worktop space and an under-stair pantry that offers great conversion potential – whether reconfigured into a downstairs WC or kept as practical storage.

Upstairs, the property offers three well-proportioned bedrooms, all filled with natural light. A separate family bathroom is also located on this floor, currently split with the bath/sink in one room and the WC in another. The layout provides scope for modernisation and potential reconfiguration to suit family living.

Externally, the home benefits from an attached garage fitted with power and lighting, along with a private driveway for off-road parking. The garden is a good size and backs onto a lovely open field and the nearby school, giving you a great sense of security. The trees along the back add extra screening and make the garden feel calm. To the side of the property there is open green space, meaning no immediate neighbour and an added sense of privacy.

### Prime Location

Located in Styvechale – a popular and family-friendly area – the property combines convenience with community feel. Finham Primary School and the highly regarded Finham Park Secondary School are close by, making it an excellent choice for families. Local shops, everyday amenities and green spaces are within walking distance, road links via the A45 and easy access to the A46 and M6 make commuting straightforward.

### Why Buy Here?

This detached property is a rare opportunity, offering strong potential for renovation, modernisation and extension. With no onward chain and a highly sought-after location, it's perfect for families, upgraders or investors seeking a property with both current appeal and long-term value.

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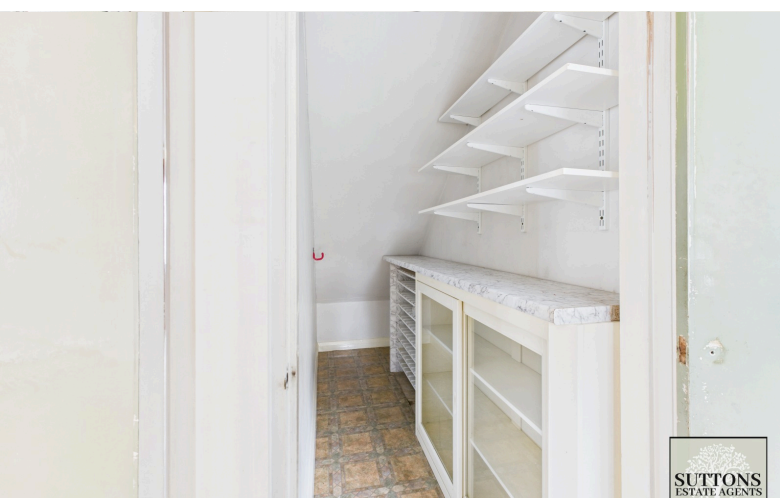
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Mantilla Drive, Finham CV3 6NH