


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ARNOLD AVENUE,
STYVECHALE, COVENTRY, CV3 5LX

OFFERS OVER
£400,000

ARNOLD AVENUE



PROMINENCE

— ESTATES —

This attractive three bedroom semi detached home is situated in the heart of the highly sought after Styvechale area and offers generous living accommodation, a wide galley kitchen, separate utility room, useful garage storage, driveway and a substantial rear garden. The property is particularly appealing for families, with an open plan living and dining area leading into a lovely sunroom, three well proportioned bedrooms and a beautifully landscaped garden with an impressive patio and pond with Koi fish. The Koi fish may be available to remain by separate discussion.

Upon entering the property, you are welcomed by an inviting hallway which provides access to the main living accommodation and stairs leading to the first floor.

The heart of the home is the impressive open plan living and dining area, creating a spacious and sociable environment for both everyday family life and entertaining. The living space continues through to a lovely sunroom, which enjoys views over the rear garden and provides an additional versatile space to relax and unwind.

The property benefits from a wide galley style kitchen with a good range of storage and preparation space. A separate utility room provides further practicality and useful space for laundry appliances and household storage.

The first floor offers three well proportioned bedrooms, providing comfortable accommodation for family members, guests or those working from home. A shower room completes the first floor.

A further benefit is the staircase leading from the first floor to a second floor storage area. This provides a substantial amount of additional storage and could be particularly useful for keeping seasonal items, suitcases and other household belongings neatly out of the main living areas.

Externally, the rear garden is a particular highlight. The generous garden has been carefully maintained and features a beautiful patio area which is ideal for outdoor dining and entertaining. A charming pond with Koi fish creates an attractive focal point within the garden. The current owners are open to discussing the possibility of the Koi fish remaining at the property.

The property also benefits from useful storage within part of the garage, providing an excellent space for bicycles, tools, garden equipment and general storage. A driveway to the front provides convenient off road parking.

Styvechale is one of Coventry's most desirable residential areas and is particularly popular with families. The property is well placed for access to a variety of local shops, supermarkets, cafés and everyday amenities, while Coventry city centre is within easy reach for a wider selection of shopping, restaurants, leisure and entertainment facilities.

There are a number of well regarded primary and secondary schools within the surrounding area,

including schools serving the Styvechale and Finham areas. School catchment areas and admission arrangements should be confirmed directly with the relevant schools and Coventry City Council.

The location also offers excellent transport connections. Coventry railway station is easily accessible and provides regular services to Birmingham, London and other major destinations. The A45 and A46 are also within convenient reach, providing excellent road links towards Warwick, Leamington Spa, Birmingham and the wider motorway network.

Offering generous living accommodation, excellent outside space, extensive storage and a highly desirable Styvechale location, this property would make an excellent family home. The spacious garden, attractive patio, Koi pond and additional second floor storage are particular highlights, and viewing is highly recommended to fully appreciate what this home has to offer.

Living Room 13'1" x 11'7"

Dining Room 10'5" x 9'3"

Sunroom 12'3" x 10'2"

Kitchen 20'6" x 7'5"

Utility Room 8'0" x 5'3"

Bedroom One 15'6" x 10'5"

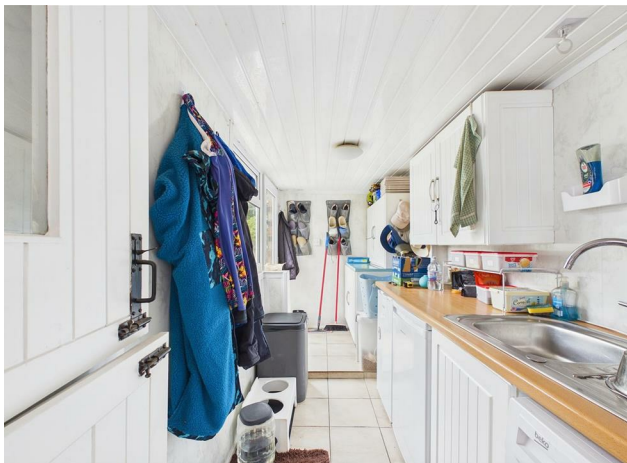
Bedroom Two 11'9" x 10'5"

Bedroom Three 8'4" x 6'9"

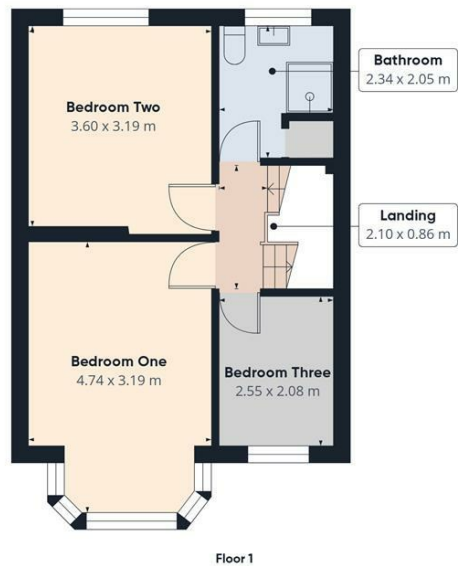
Bathroom 7'8" x 6'8"

Loft/Storage 12'6" x 12'1"

Garage 7'4" x 11'6"







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	68	73
EU Directive 2002/91/EC		

Prominence Estates
5 Queen Isabels Avenue,
Cheylesmore,
Coventry,
CV3 5GE

02476 309 826
sales@prominenceestates.com
www.prominenceestates.com


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