


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

MAIDAVALE CRESCENT,
STYVECHALE, COVENTRY, CV3 6FZ

GUIDE PRICE
£425,000

MAIDAVALE CRESCENT



PROMINENCE

— ESTATES —

This beautifully presented three bedroom semi detached home has been fully renovated throughout to a high standard, offering a turnkey property with excellent kerb appeal, a driveway, detached garage and a very large rear garden. Located in the heart of Styvechale, the property provides stylish and modern accommodation that is ideal for families looking for a ready to move into home in a highly sought after area close to outstanding local schools.

The accommodation begins with a welcoming entrance hallway that leads into a bright and contemporary living room. This space is finished to an excellent standard and provides a comfortable setting for relaxing and entertaining. The separate kitchen has been carefully designed to create a modern and functional space, with high quality fitted units, generous work surfaces and space for appliances. The kitchen provides direct access to the rear garden, making it practical for everyday family life.

To the first floor there are three well proportioned bedrooms, including two generous double rooms and a further bedroom which would be ideal as a child's room, nursery or home office. The family bathroom has been fully modernised and features a stylish suite, contemporary tiling and quality fittings, reflecting the high standard of renovation throughout the property.

Outside, the rear garden is a particular highlight and offers a substantial outdoor space that is ideal for families, entertaining and gardening. The size of the garden provides excellent scope for further landscaping or future extensions, subject to the necessary permissions. To the front, the property benefits from a driveway providing off road parking, while the detached garage offers additional secure parking or useful storage.

The property is perfectly positioned for access to a wide range of local amenities, including shops, supermarkets, cafes and everyday services within Styvechale and nearby areas. There are several highly regarded primary and secondary schools close by, including Finham Park School and other popular local options, making this an ideal location for families. Coventry city centre is within easy reach, offering extensive retail, dining and leisure facilities. Transport links are excellent, with

regular bus services and convenient access to the A45 and A46, providing straightforward routes to surrounding areas including Warwick, Leamington Spa and Birmingham.

This is a superb opportunity to purchase a fully refurbished family home in one of Coventry's most desirable residential areas, offering exceptional presentation, generous outdoor space and outstanding access to local schools and amenities.

Living/Dining Room 25'2" x 11'3"

Kitchen 13'4" x 8'9"

Master Bedroom 16'11" x 10'11"

Bedroom Two 10'11" x 9'0"

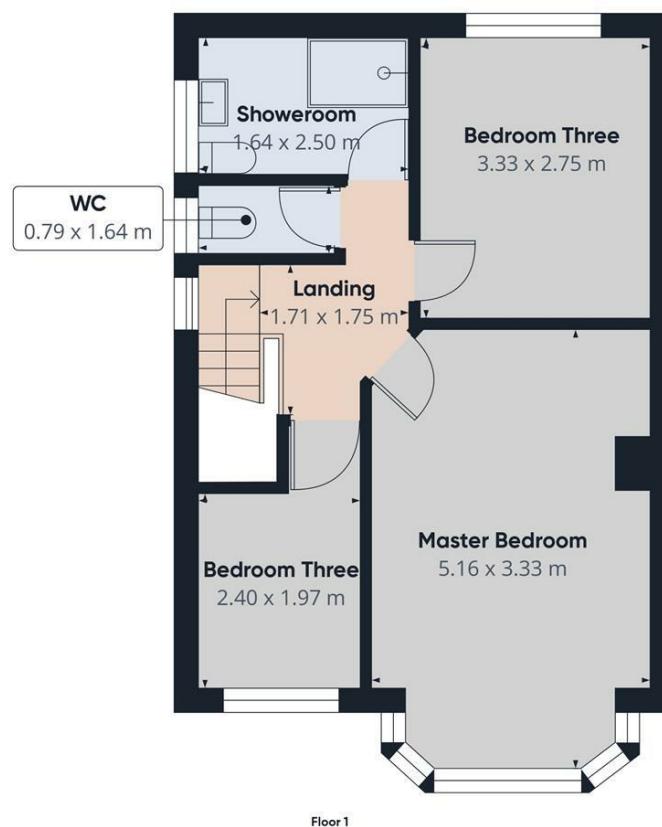
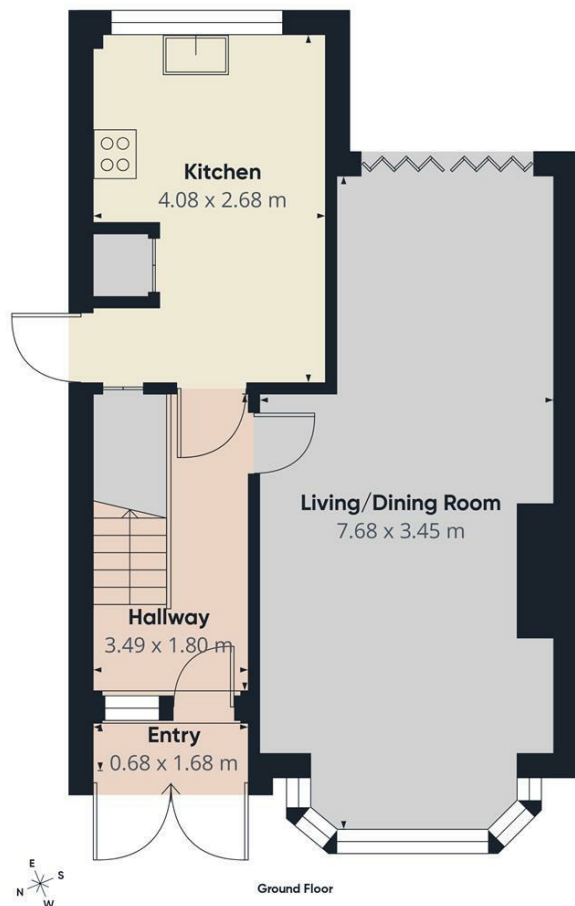
Bedroom Three 7'10" x 6'5"

Shower Room 5'4" x 8'2"

W/C 2'7" x 5'4"







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		
	65	81
EU Directive 2002/91/EC		
England & Wales		

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