


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

DILLOT FORD AVENUE,
STVECHALE, COVENTRY, CV3 5QD

OFFERS OVER
£150,000

DILLOTFORD AVENUE



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Situated in the popular area of Styvechale, this first-floor two-bedroom apartment offers modern living with the added convenience of two bathrooms and an allocated parking space. The well-designed layout provides comfortable living spaces, making it an ideal choice for professionals, couples, or small families seeking a contemporary home in a well-connected location.

Styvechale is a well established residential area offering a range of amenities to its residents. The nearby War Memorial Park provides open green spaces, walking trails, and recreational facilities. There are several local shops, supermarkets, and eateries within easy reach, ensuring everyday essentials are close by. For more extensive shopping, Coventry city centre is just a short drive away.

The property benefits from excellent transport connections. The A45 and A46 are easily accessible, providing convenient routes to surrounding towns and cities. Regular bus services operate in the area, offering direct links to Coventry city centre and other nearby locations. Coventry Railway Station is also within easy reach, providing quick connections to Birmingham, London, and beyond.

Families will appreciate the proximity to well-regarded schools. Grange Farm Primary School and St Thomas More Catholic Primary School are both nearby, offering quality education at the primary level. For secondary education, Finham Park School and Bishop Ullathorne Catholic School are highly regarded and serve the local community.

This stylish apartment in Styvechale combines modern living with the convenience of excellent transport links, local amenities, and nearby schools, making it a fantastic choice for those seeking a well-connected home in Coventry.

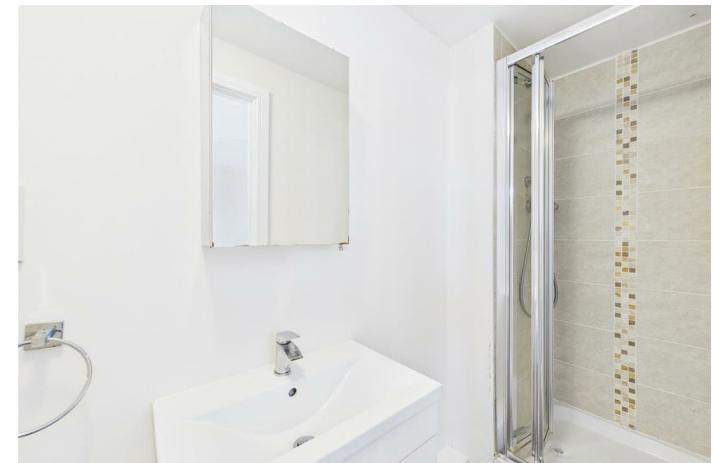
Living Room/Kitchen 19'10" x 12'3"

Bedroom One 10'7" x 12'3"

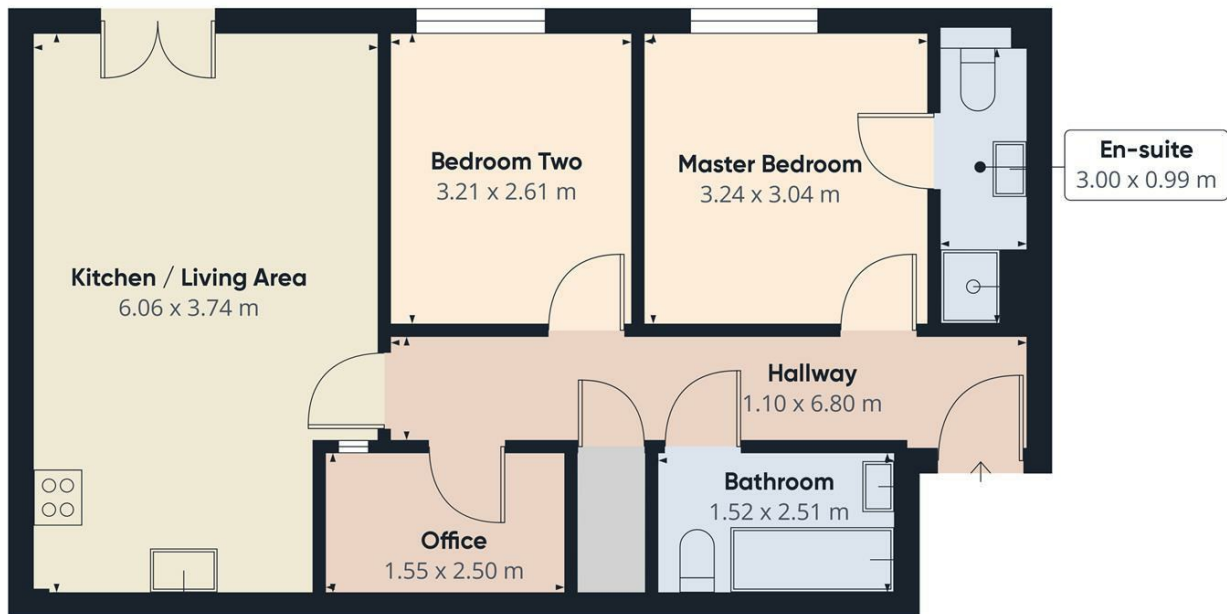
Bedroom Two 10'6" x 8'6"

Bathroom 4'11" x 8'2"

Office 5'1" x 8'2"







Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | 76 | |
| (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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