


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

KENPAS HIGHWAY,
FINHAM, COVENTRY, CV3 6PA

OFFERS OVER
£425,000

KENPAS HIGHWAY



PROMINENCE
— ESTATES —

This beautifully renovated three bedroom semi detached home offers a stunning open plan kitchen and dining space, a hidden utility room, a large driveway and an excellent position within the highly sought after Finham Park catchment area. Thoughtfully extended and finished to a high standard throughout, the property provides modern living in a desirable residential location, making it perfect for families, first time buyers or anyone seeking a stylish and move in ready home.

The ground floor features an inviting lounge to the front, creating a warm and comfortable space for relaxing. To the rear, the impressive extension has transformed the layout into a spacious open plan kitchen and dining area, ideal for family life and entertaining. The kitchen is contemporary and well designed, offering generous storage, integrated appliances and plenty of room for a large dining table. Discreetly positioned off the kitchen is a hidden utility space and W/C, adding valuable practicality while maintaining the clean and modern aesthetic of the space.

Upstairs, the property offers three well proportioned bedrooms, all presented in excellent condition. The family bathroom is modern and finished to a high standard, providing a calm and inviting space.

Outside, the home enjoys a large driveway that can accommodate multiple vehicles, along with a private rear garden that offers a lovely area for outdoor dining, relaxing or play.

Located in Stivichall, Coventry (CV3 6PA), the property benefits from a range of local amenities including shops, cafés, parks and supermarkets.

Finham Park School and Stivichall Primary School are both nearby, making this a highly attractive location for families. Excellent transport links are available via the A45 and A46, providing easy access to Coventry city centre, Warwick, Leamington Spa and the wider region. Coventry Railway Station is also within easy reach, offering frequent services to Birmingham and London.

This wonderful home combines stylish modern living with generous space, a superb location and excellent school catchment access, making it a rare opportunity in this popular part of Coventry.

Living Room 16'7" x 11'5"

Kitchen/Dining Room 24'10" x 9'11"

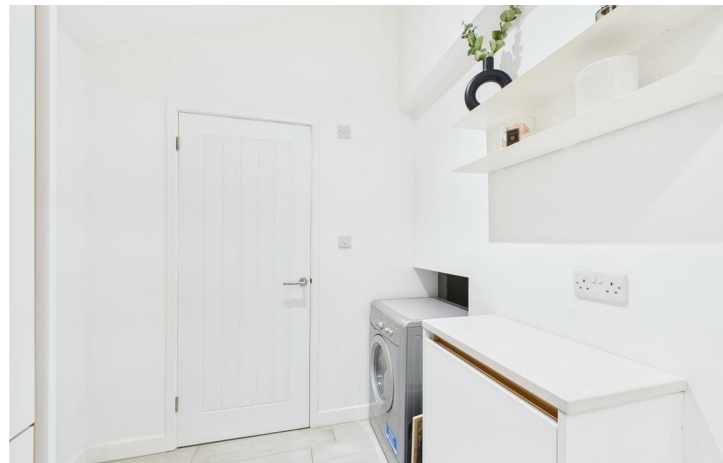
W/C 2'8" x 6'2"

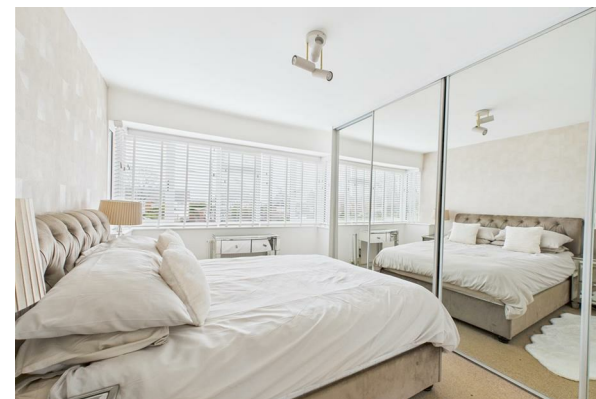
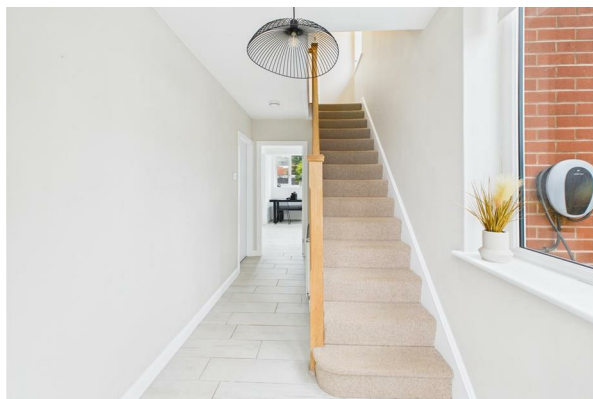
Master Bedroom 13'3" x 9'1"

Bedroom Two 8'4" x 6'8"

Bedroom Three 8'4" x 6'8"

Bathroom 7'8" x 7'7"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(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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