


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

NEWBY CLOSE,
STYVECHALE, COVENTRY, CV3 5NQ

OFFERS OVER
£395,000

NEWBY CLOSE



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Welcome to this beautifully presented 3-bedroom semi-detached property nestled in the highly sought-after location of Styvechale. This delightful family home boasts an array of features that make it perfect for modern living.

Step inside to discover two spacious reception rooms, ideal for entertaining or cosy family evenings. The generous extension at the rear creates a light-filled space which can be used as a further reception room/dining room/play room/ office. It seamlessly connects to the stunning private garden, a true oasis for outdoor enjoyment. The well-manicured garden offers ample room for children to play and for adults to relax in tranquility.

The heart of the home includes a well-appointed kitchen leading to a convenient utility room, perfect for all your laundry needs. A stylish downstairs shower room adds practicality for busy households.

The property benefits from a large driveway, providing ample off-road parking for multiple vehicles.

Situated in the desirable Styvechale area, you'll enjoy a peaceful residential setting while remaining close to local amenities, parks, and excellent schools.

This lovely home combines comfort, style, and convenience. Don't miss the chance to make it yours!

Front Reception Room

Rear Reception Room

Dinning Room/Study/Playroom

Shower Room

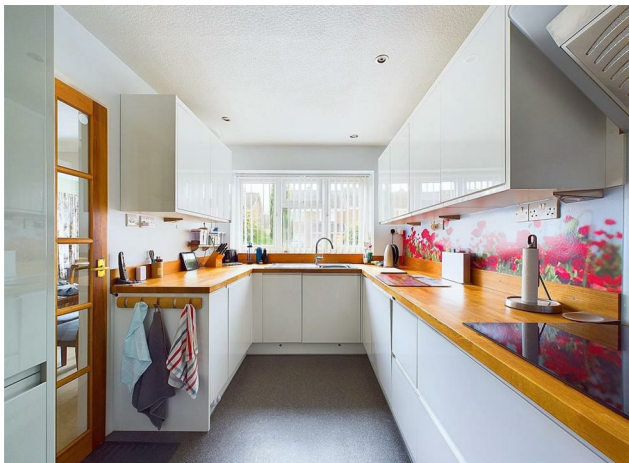
Kitchen

Master Bedroom

Bedroom Two/Office

Bedroom Three

Bathroom







Ground Floor



Floor 1



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

EU Directive
2002/91/EC

79

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