

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**KENPAS HIGHWAY,**  
STYVECHALE GRANGE, COVENTRY, CV3 6PE **PER CALENDAR MONTH**  
**£2,400 PER CALENDAR**

## KENPAS HIGHWAY



# PROMINENCE

## ESTATES

This brand new four-bedroom detached family home, located on the highly regarded Kenpas Highway in Finham, Coventry, offers an exceptional standard of modern living and is finished to an impressive, high-quality specification throughout. Designed with contemporary family life in mind, the property provides generous and versatile accommodation arranged over two floors.

The ground floor comprises a spacious open-plan kitchen and dining area, finished to a sleek modern standard and complemented by a separate utility room for added practicality. There is also a dedicated home office, ideal for remote working, along with a further living room which can alternatively be used as a playroom or snug, offering excellent flexibility. A ground floor cloakroom completes the layout.

Upstairs, the property boasts four well-proportioned bedrooms, including two bedrooms with stylish en-suite shower rooms, alongside a contemporary family bathroom finished with modern fittings. The overall design combines comfort, functionality and modern elegance, making it perfectly suited to families or professional tenants.

Externally, the property benefits from a large private driveway, providing ample off-road parking, and is set within a desirable residential location known for its convenience and strong local appeal.

Ideally positioned in Finham, the property is close to a range of local amenities, including shops, cafés, supermarkets and leisure facilities. Well-regarded primary and secondary schools are nearby, and War Memorial Park is within easy reach, offering green open spaces and recreational facilities.

The location is also excellent for commuters, with convenient access to major road networks including the A45, A46, M6 and M69, providing straightforward links to Coventry City Centre, Warwick, Leamington Spa, Birmingham and beyond. Coventry Railway Station and Birmingham Airport are also easily accessible.

This outstanding home combines modern design, spacious living and a prime

The ground floor provides a superb layout for modern family life, beginning with a welcoming entrance hallway that leads into the open-plan kitchen diner—designed with entertaining and everyday living in mind. The kitchen is fitted with contemporary units and integrated appliances, while the adjoining dining space is flooded with natural light and offers direct access to the rear garden. A separate utility room adds further practicality, and the office provides an ideal space for working from home. Completing the ground floor is an additional reception room that can serve as a lounge, playroom, or snug, giving the home excellent flexibility.

The property benefits from underfloor heating throughout every floor, with each room operating as its own individual zone. The house is also equipped with an air-source heat pump, ensuring it already incorporates the latest in modern, energy-efficient technology.

Upstairs, there are four well-proportioned bedrooms. The master bedroom and second bedroom each feature their own ensuite shower rooms, while the remaining bedrooms are served by a sleek family bathroom.

Outside, the home sits on a generous plot with a large driveway offering ample off-road parking. The rear garden provides a wonderful space for relaxation, play, or entertaining during the warmer months.

Located in the sought-after area of Stivichall, CV3 6PF, the property is ideally placed for an excellent range of local amenities. Well-regarded primary and secondary schools, including Finham Park School and Stivichall Primary, make this an ideal choice for families. Local shops and services are within easy reach, alongside larger retail facilities at Warwickshire Shopping Park and Coventry city centre. For commuters, the property offers convenient access to the A45, A46, and motorway links, as well as Coventry Railway Station, which provides direct trains to Birmingham and London. Nearby green spaces, such as War Memorial Park, offer further opportunities for leisure and recreation.

This beautifully presented home represents a rare opportunity to purchase a brand-new build in a highly desirable location and must be viewed to be fully appreciated.

[Kitchen/Diner](#)

[Play Room](#)

[Utility Room](#)

[Office](#)

[W/C](#)

[Master Bedroom](#)

[En-suite](#)

[Bedroom Two](#)

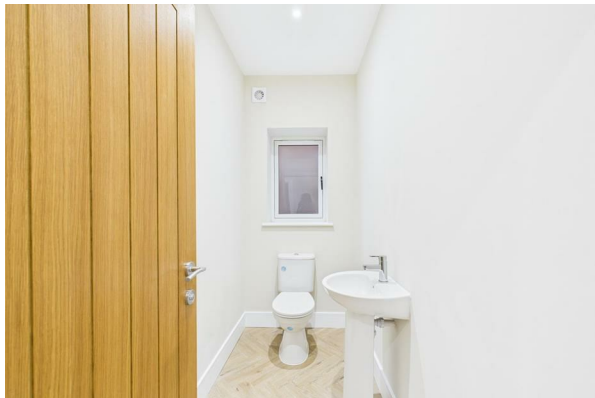
[En-suite](#)

[Bedroom Three](#)

[Bedroom Four](#)

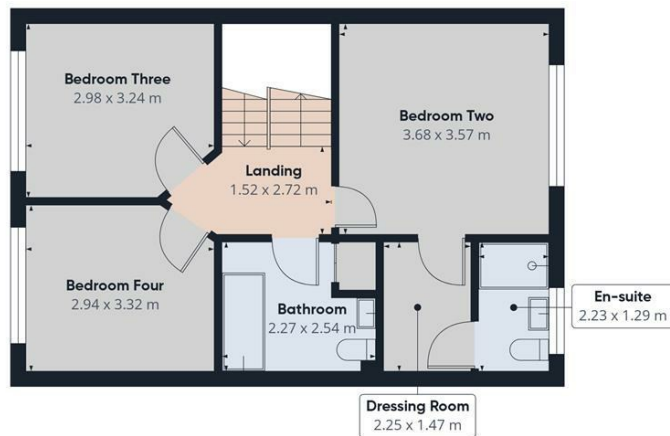
[Bathroom](#)







Ground Floor




Floor 1



Floor 2



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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