

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**BRAMSCOTE WALK,**  
COVENTRY, CV2 1JY

**GUIDE PRICE**  
**£250,000**

## BRAMSCOTE WALK



**PROMINENCE**  
ESTATES

\*\* OVER £20,000 WORTH OF RECENT UPGRADES INCLUDING NEWLY LANDSCAPED GARDEN, UPGRADED KITCHEN WITH ISLAND, AMBIENT LED CUPBOARD LIGHTING, VENETIAN BLINDS, 12MM TILE FLOORING THROUGHOUT AND A BOARDED LOFT SPACE \*\*

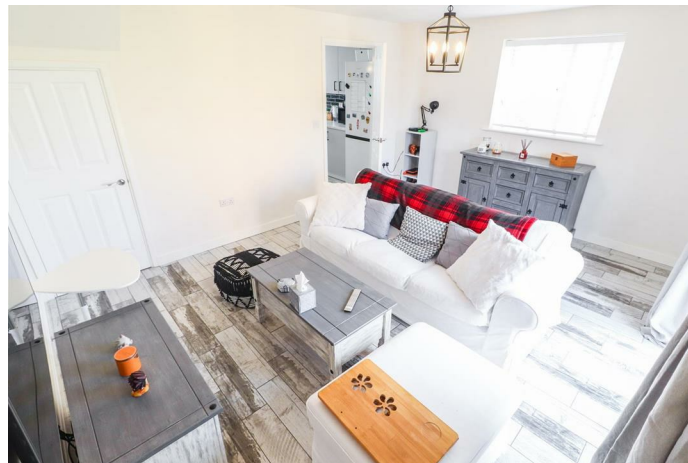
Prominence Estates are proud to present this absolutely immaculate three bedroom semi-detached family home that offers modern living throughout. Well proportioned, tonnes of modern improvements, off road parking and lovely views to the front, some of the things that make this a perfect family home. The home further benefits from having just over 8 years remaining on its NHBC warranty.

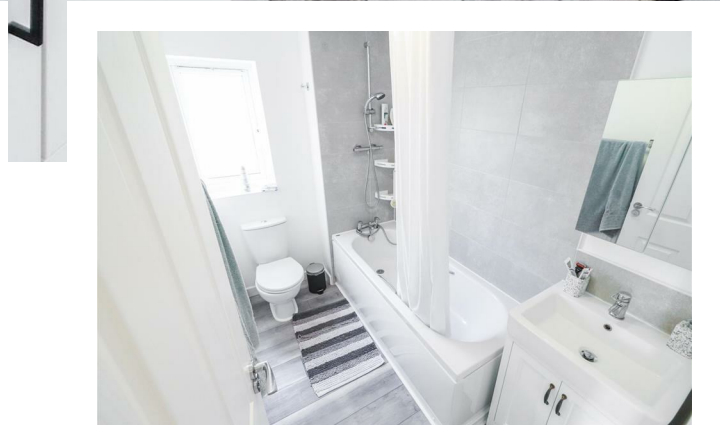
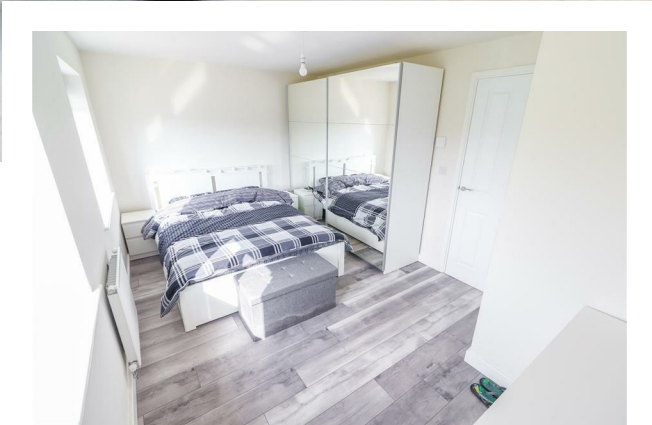
This lovely family home is full of modern touches throughout and comprises of a welcoming entrance hall, downstairs WC, large kitchen/diner with upgraded island, modern vertical radiator, fitted cupboards and ambient LED lighting, spacious lounge area with French doors leading out into the newly landscaped rear garden that

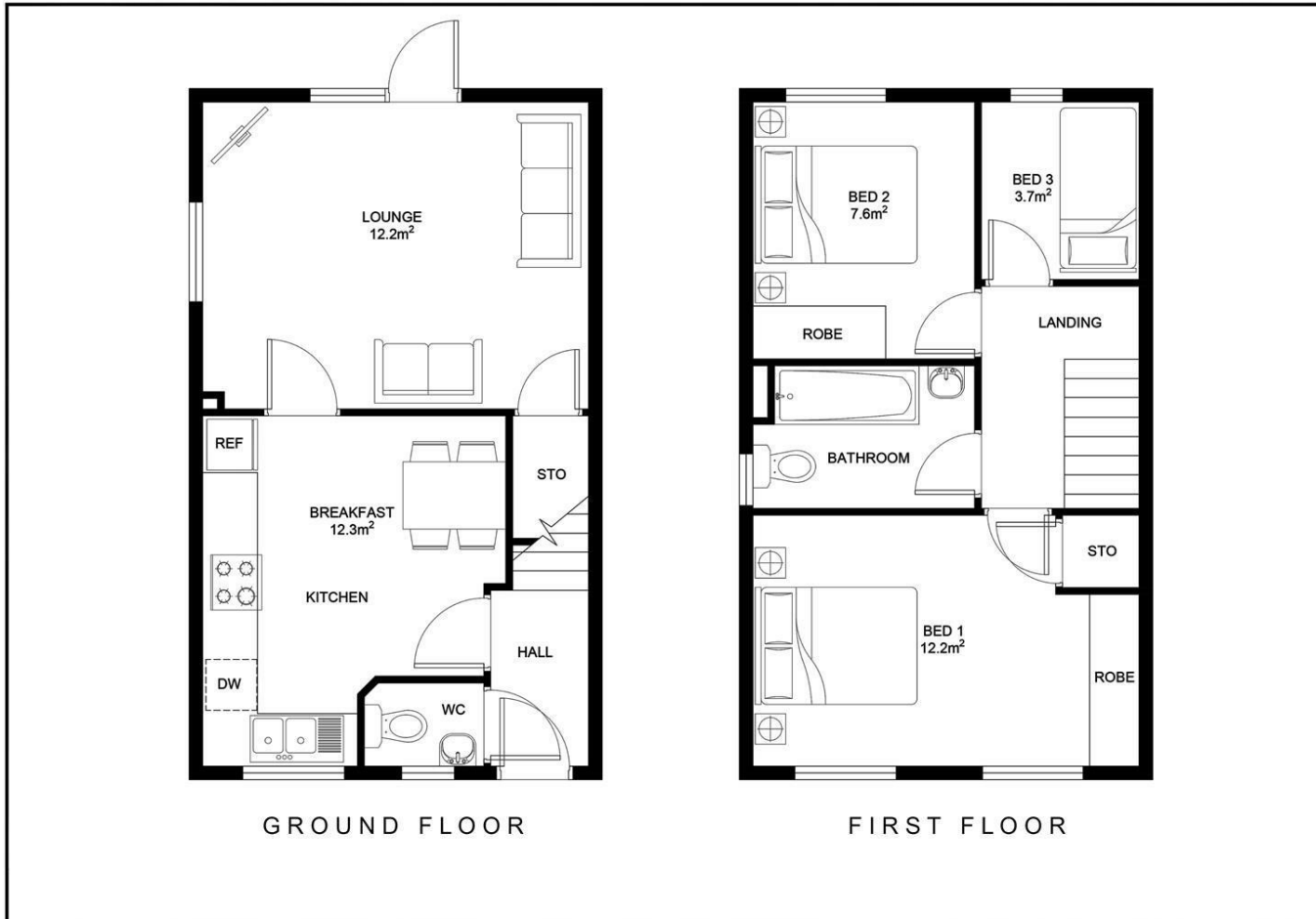
provides an excellent space for families to enjoy and side access to the front of the property. Moving upstairs, you are greeted with modern wall panelling flowing along the side of the staircase, the master bedroom benefitting from two windows, large modern wardrobes and an extra storage space, a second double bedroom and a good sized single bedroom with a modern family bathroom.

Externally, to the front, the property has a landscaped front garden area with a driveway for two cars. There is also the added benefit of not being overlooked to the front and being located in a quiet no through road.

To fully appreciate this magnificent family home, call our office today.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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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