


PROMINENCE
ESTATES



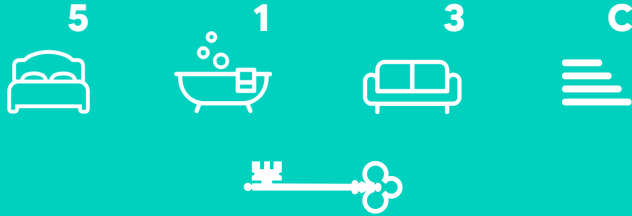
RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

FOSSEWAY ROAD,
FINHAM, COVENTRY, CV3 6JQ

£457,500

FOSSEWAY ROAD



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Welcome to this spacious and inviting five bedroom family home nestled in the heart of Finham. With an abundance of internal living space, this residence is tailor made for large or growing families, offering endless possibilities to craft your dream family home.

Upon entering, you'll be greeted by a warm and welcoming entrance hall that sets the tone for the entire property. The front lounge exudes character with its charming fireplace, creating a cozy atmosphere for family gatherings. French doors seamlessly connect the front lounge to the rear dining room, offering flexibility for both formal and casual dining occasions. A delightful sunroom, perfect for use as a library or a tranquil chill-out area, beckons you to unwind and enjoy moments of relaxation.

The spacious kitchen is a true highlight, boasting ample room for a breakfast bar area where you can start your day with a cup of coffee. An adjacent second lounge provides versatility, allowing you to designate it as an office or a dining room to suit your needs. For added convenience, there is also a utility room situated at the rear of the kitchen, complete with a convenient WC.

Venturing to the first floor, you'll discover three generously-sized double bedrooms, each offering comfort and privacy. An additional smaller double bedroom and a spacious single bedroom provide versatility to accommodate various family configurations. A well-presented family bathroom rounds out the upper level, offering a haven of relaxation.

Stepping outside, you'll appreciate the practical features of this property. A gravelled driveway accommodates up to three cars, ensuring parking is never an issue. The garage space offers valuable storage options for your convenience. However, the pièce de résistance of this residence is its expansive rear garden. Larger than average and adorned with mature plants and trees, it provides a picturesque backdrop to your outdoor activities. A decking and patio area extend your living space outdoors, perfect for al fresco dining or simply enjoying the fresh air.

Beyond the confines of this wonderful family home, you'll find yourself situated in a vibrant community, surrounded by amenities that cater to the needs of families. The property falls within the catchment area of prestigious schools, including Finham Primary and Secondary School, ensuring an exceptional education for your children. Excellent transport links to major motorways make commuting a breeze, cementing this location as the perfect blend of convenience and comfort.

Don't miss the opportunity to make this splendid house your family's forever home, where cherished memories are waiting to be created. Schedule a viewing today and envision the endless possibilities that await you in this Finham gem.

Entrance Hallway

Lounge 13'2" x 14'7"

Dining Room 10'9" x 14'3"

Sun Room 10'3" x 5'4"

Kitchen 18'11" x 14'3"

Second Lounge/Office 10'6" x 8'11"

Utility Room & WC

Bedroom 1 10'11" x 12'4"

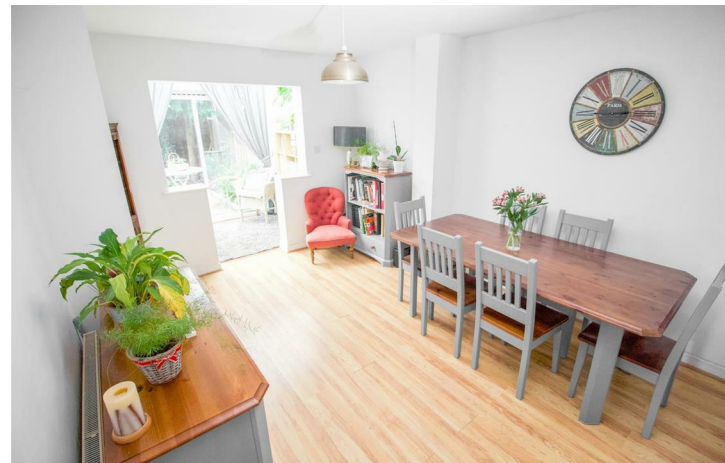
Bedroom 2 10'9" x 11'7"

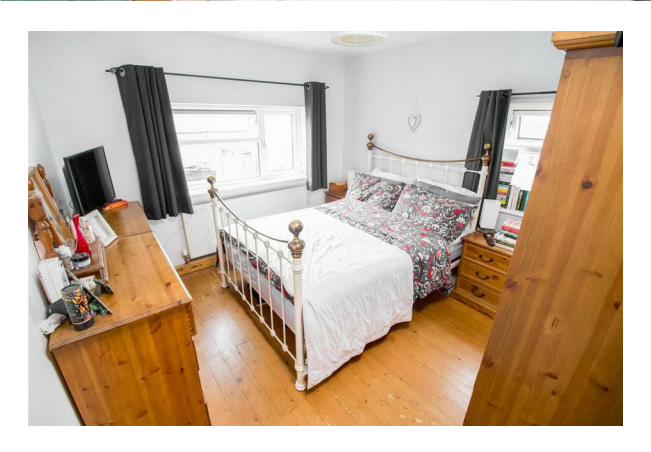
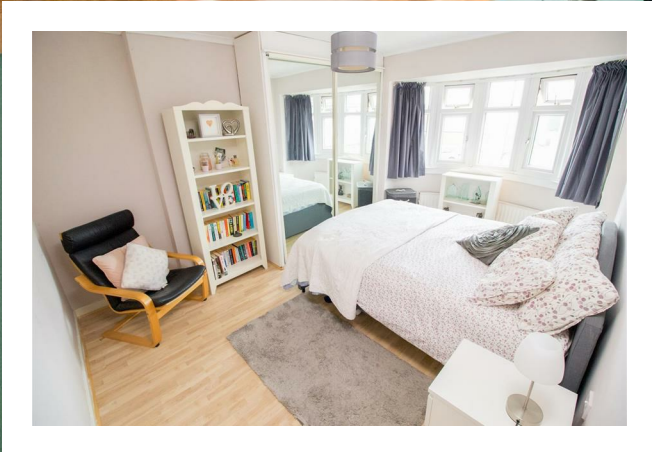
Bedroom 3 10'6" x 8'2"

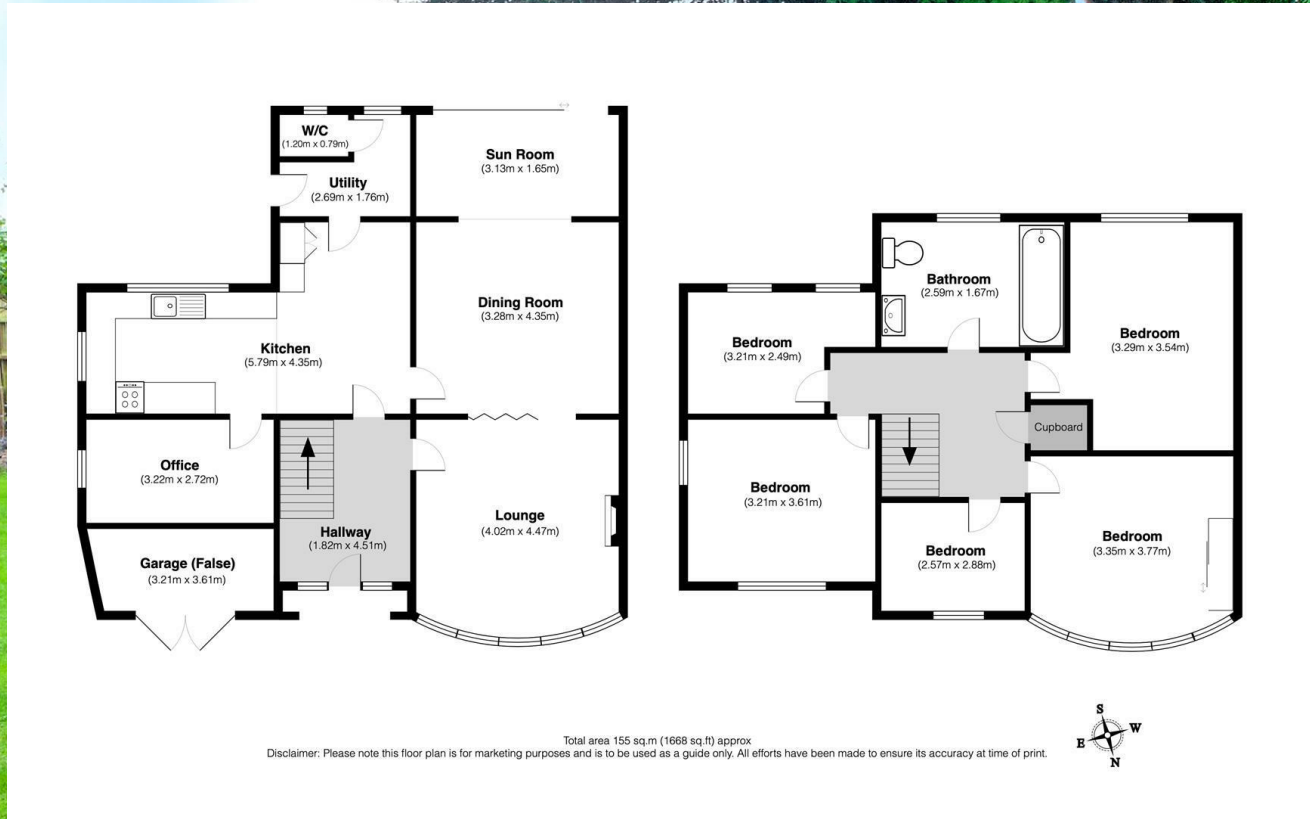
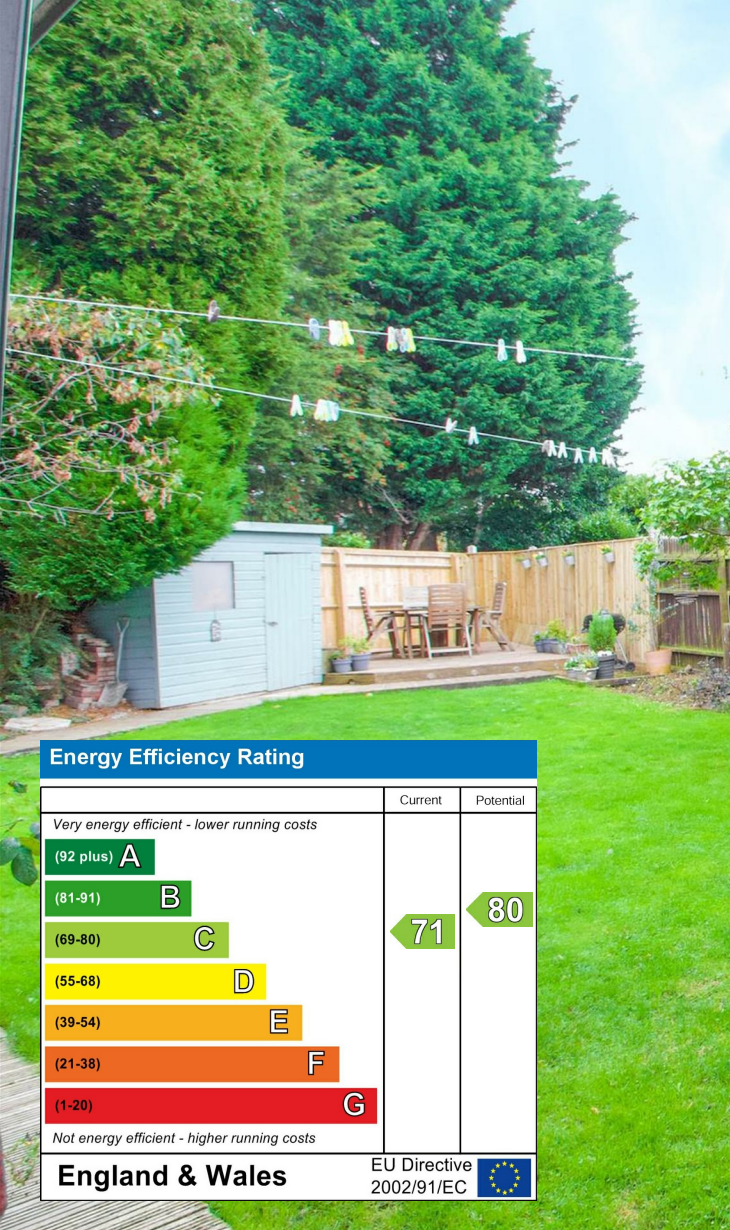
Bedroom 4 10'6" x 11'10"

Bedroom 5 8'5" x 9'5"

Bathroom 8'5" x 5'5"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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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