


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

COURTLET ROAD,
CHEYLESMORE, COVENTRY, CV3 5GS

GUIDE PRICE
£300,000

COURTLEET ROAD



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OPEN TO OFFERS - Welcome to this stunning and generously spacious three bedroom double bay fronted home, offering a practical and inviting sanctuary with a perfect blend of comfort. Boasting three generously sized bedrooms, this home is complemented by a garage and a convenient driveway, ensuring both convenience and accessibility for your modern lifestyle.

As you enter, you'll be greeted by an abundance of natural light and a well-thought-out floor plan that enhances the feeling of space. The heart of this home lies in the inviting living areas, ideal for creating cherished memories with family and friends. The well-appointed kitchen, bathed in light, is equipped to cater to your culinary desires, offering both functionality and style.

Step outside into the enchanting garden, a haven of tranquillity. The partially decked area provides a perfect spot for al fresco dining or simply unwinding with a book and a cup of tea. The greenery surrounding the deck adds a touch of nature, creating a delightful atmosphere for relaxation and entertainment.

One of the highlights of this property is the inclusion of a convenient wet room, ensuring accessibility and modern comfort. The thoughtfully designed wet room adds a touch of luxury to the home, offering a spa-like experience for your daily routines.

For those who appreciate the convenience of a garage and a driveway, this property offers the luxury of ample parking space, making it an ideal choice for those with multiple vehicles or a desire for hassle-free

parking.

Located in a desirable neighbourhood, this end-of-terrace gem combines practicality with charm. The proximity of local amenities, schools, and parks adds to the appeal, making it an ideal choice for families and those who appreciate the ease of modern living.

Don't miss the opportunity to make this spacious 3-bedroom residence with garage and driveway your own. It's not just a home; it's a canvas awaiting your personal touch to transform it into the haven you've always dreamed of. Welcome to a lifestyle of comfort, convenience, and timeless charm!

Living Room

4.40m x 3.58m

Dining Room

4.62m x 3.28m

Kitchen

4.78m x 2.26m

W/c

Master Bedroom

4.57m x 3.15m

Bedroom Two

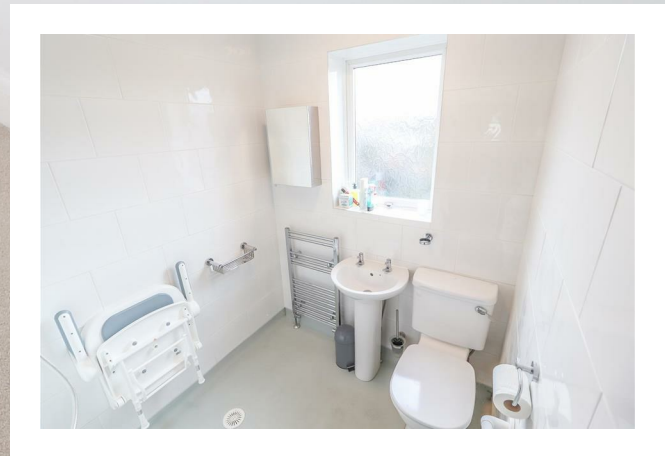
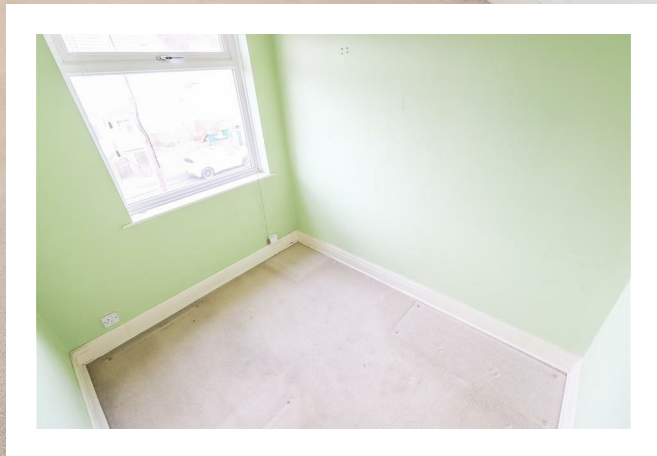
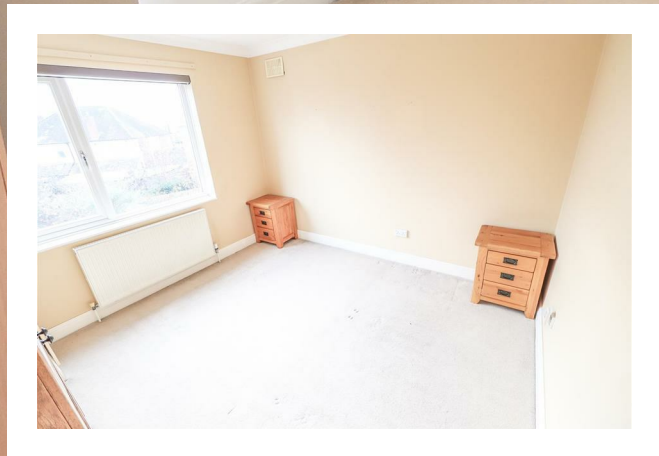
3.40m x 3.35m

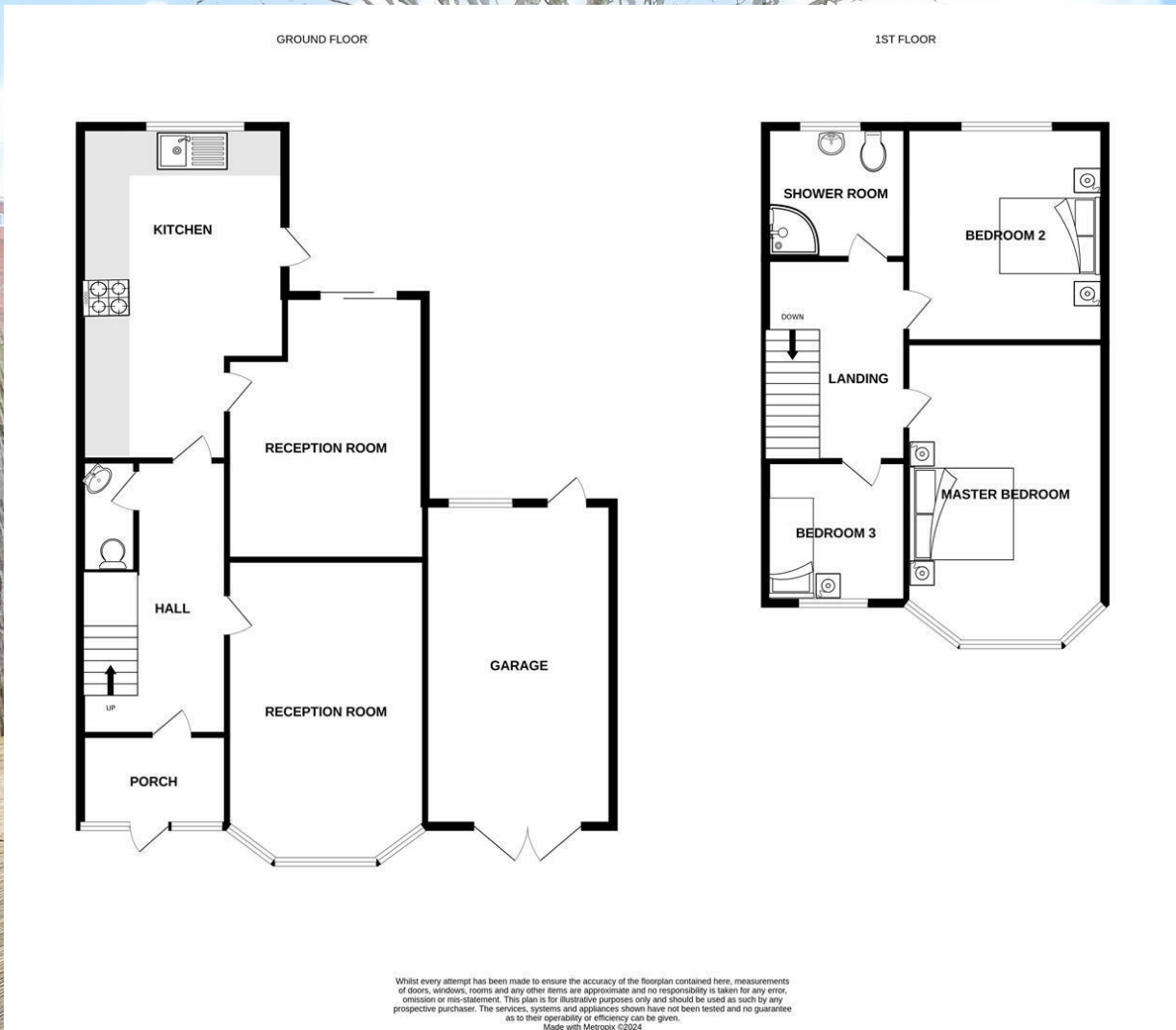
Bedroom Three

2.36m x 1.93m

Bathroom







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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