

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**RUTHERGLEN AVENUE,**  
WHITLEY, COVENTRY, CV3 4DG

**£230,000**



## RUTHERGLEN AVENUE



# PROMINENCE

ESTATES

Welcome to this delightful 3-bedroom end-of-terrace home, quietly nestled at the end of the row with its own driveway. The interiors effortlessly blend modern comforts with classic charm, offering a comfortable and welcoming atmosphere.

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Inside, you'll discover a thoughtfully designed living space that balances contemporary finishes with timeless details. The kitchen, with its sleek countertops and stainless steel appliances, seamlessly connects to the dining area, creating a versatile and inviting space for both daily meals and entertaining.

modern fixtures and finishes.

A noteworthy feature of the property is the presence of solar panels, contributing to both environmental sustainability and energy efficiency.

Ideally located, the residence offers a tranquil neighborhood vibe while being conveniently close to the city center. Shopping, dining, and cultural experiences are easily accessible. The property also includes a detached garage to the rear.

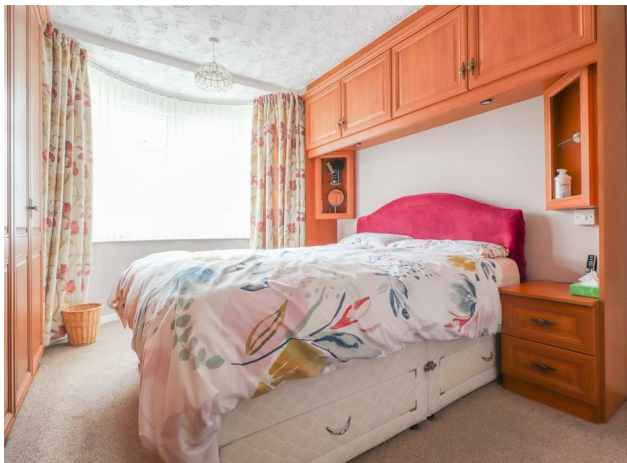
This end-of-terrace property with its modern amenities, convenient location, and eco-friendly features is a wonderful place to call home. Arrange a viewing to explore the subtle charm and practicality it offers.

**Living Room/Diner 24'6" x 16'6"**

**Kitchen 14'0" x 8'2"**

**Bathroom 5'9" x 5'5"**

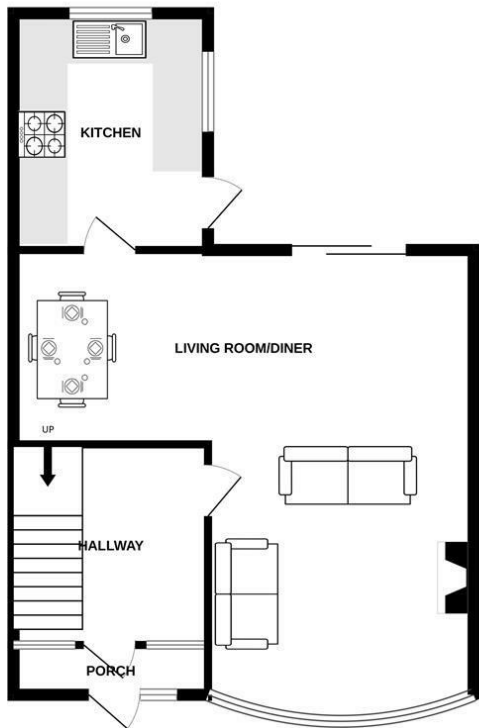
**Master Bedroom 14'11" x 9'5"**



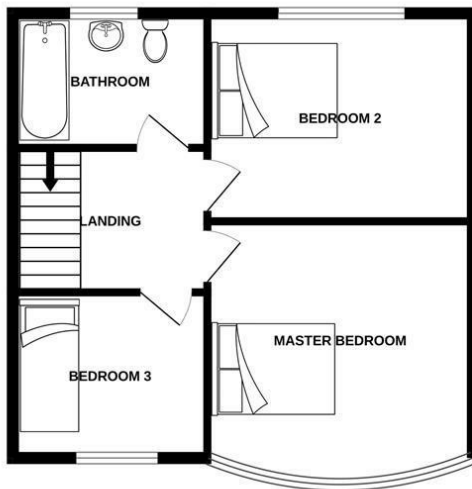




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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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