


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

PENARTH GROVE,
BINLEY, COVENTRY, CV3 2PH

OFFERS OVER
£200,000

PENARTH GROVE



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Upon entering, you will find a cosy living room, perfect for relaxing or entertaining. The large windows allow plenty of natural light, creating a bright atmosphere. The extended kitchen diner is a key feature, designed with modern fittings, ample storage, and quality appliances, making it a functional space for cooking and dining.

Upstairs, there are three bedrooms that provide a comfortable retreat. The master bedroom is spacious enough to accommodate additional furnishings. The modern bathroom is fitted with contemporary fixtures, offering a pleasant space for your daily routine.

The rear garden is a private outdoor area, ideal for enjoying the warmer months with minimal upkeep required. Additionally, the property includes a detached garage, providing extra storage or secure parking.

Situated in the desirable area of Binley, this home is close to local amenities such as shops, schools, and parks. It also benefits from excellent transport links, making commuting easy with access to major roads and public transport.

Additional features include double glazing throughout, a

central heating system, and ample on-street parking. This property represents a good opportunity to secure a home in a convenient location. Early viewing is recommended to appreciate what this end-terrace house has to offer.

For more information or to arrange a viewing, please contact us today.

Living Room 23'7" x 11'11"

Kitchen 11'6" x 8'9"

Kitchen/Diner 17'4" x 8'9"

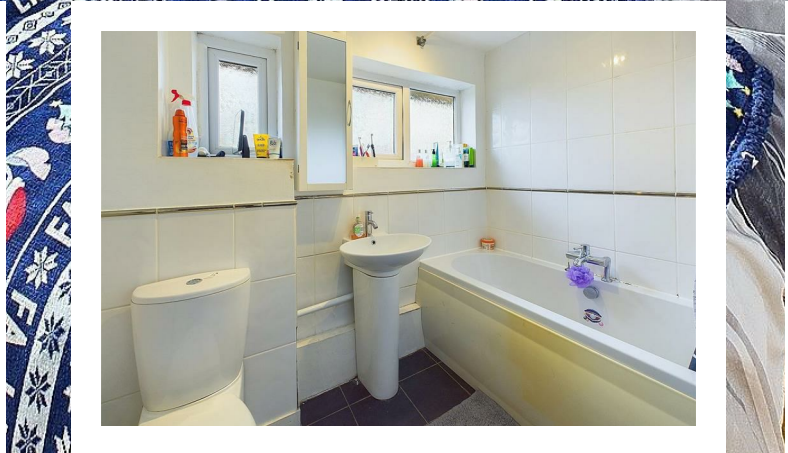
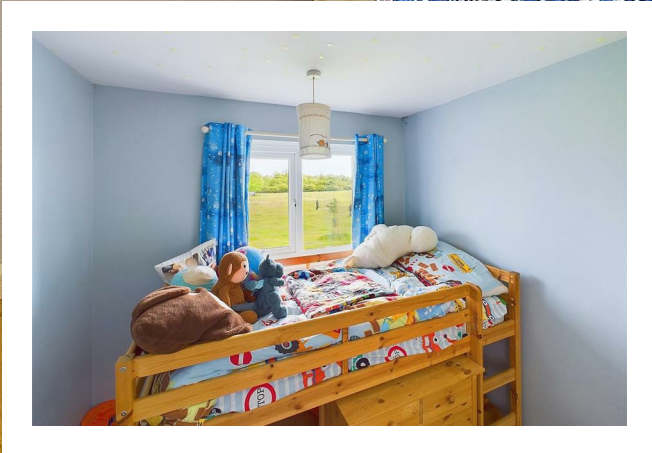
Master Bedroom 13'5" x 9'8"

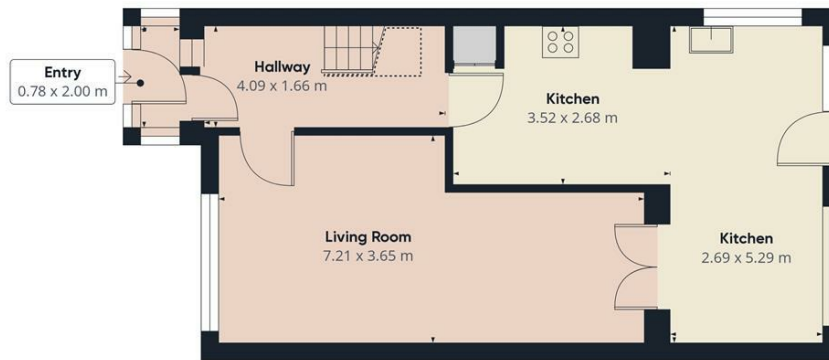
Bedroom Two 11'8" x 9'7"

Bedroom Three 8'4" x 7'11"

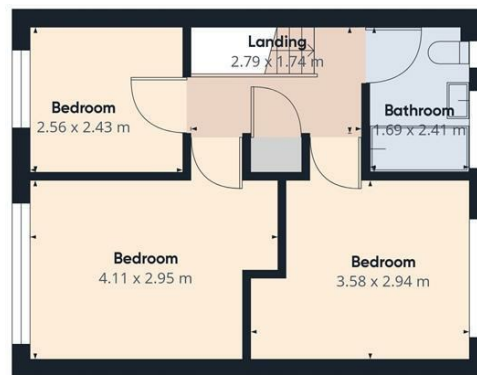
Bathroom 7'0" x 5'6"







Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(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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