


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

LICHFIELD ROAD,
COVENTRY, CV3 5FG

PRICE GUIDE
£345,000

LICHFIELD ROAD



PROMINENCE

ESTATES

Welcome to this beautifully presented three-bedroom end-of-terrace home, situated in the heart of Cheylesmore, one of Coventry's most popular areas. This charming property has been thoughtfully extended to the rear, creating a stunning open-plan kitchen and diner area. The kitchen is equipped with contemporary fittings and ample storage, perfect for culinary enthusiasts and those who love to entertain. Adjacent to the kitchen, you'll find a convenient utility room and a stylish W/C.

The first floor boasts two generously sized double bedrooms. The master bedroom features a luxurious en suite, offering a private retreat for relaxation. The second bedroom is bright and spacious, ideal for family members or guests. The third double bedroom is located in a beautifully converted dormer loft, providing a unique and cosy space with plenty of natural light.

The rear garden is a true highlight of this home, featuring a spacious detached annex. This versatile space includes a shower room, making it perfect for a home office, guest accommodation, or even a gym.

To the front of the property, a large driveway provides

ample parking space, ensuring convenience for multiple vehicles. Located in the desirable Cheylesmore area, this home is close to local amenities, schools, and transport links, seamlessly combining comfort, style, and functionality.

Don't miss out on the opportunity to make this stunning property your new home. Contact us today to arrange a viewing!

Living Room 15'0" x 12'0"

Kitchen/Diner 24'2" x 15'1"

Utility Room 11'5" x 7'2"

W/c 4'5" x 2'10"

Bedroom One 13'10" x 11'5"

En-Suite 3'8" x 2'5"

Bedroom Two 18'8" x 8'5"

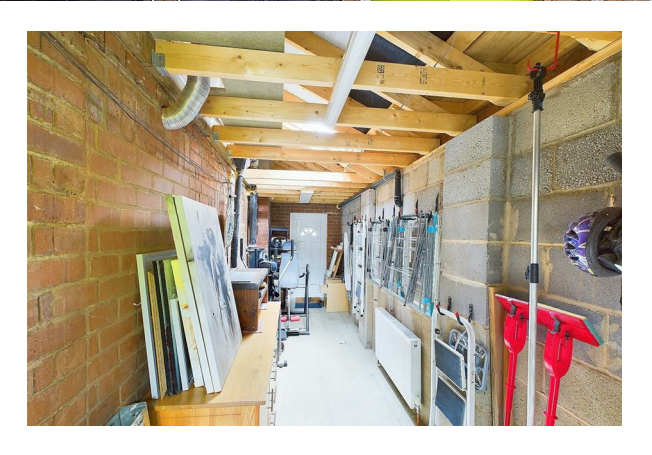
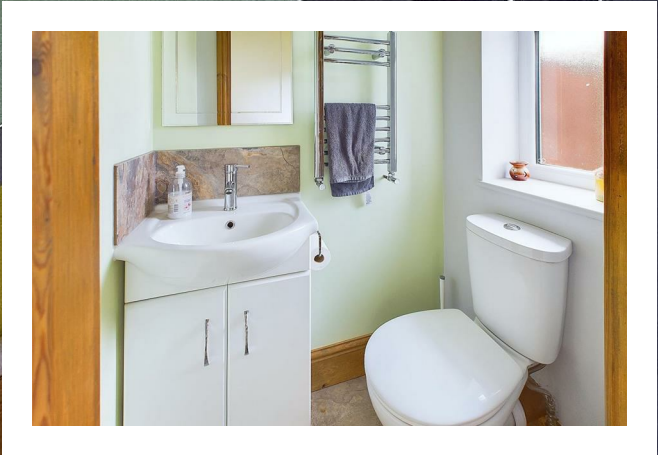
Bedroom Three 15'3" x 14'6"

Bathroom 7'8" x 5'11"

Annex 18'2" x 8'3"

Annex Bathroom 4'5" x 3'6"







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (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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