

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**SILKSBY STREET,**  
CHEYLESMORE, COVENTRY, CV3 5FY

**£260,000**



# SILKSBY STREET



## PROMINENCE ESTATES

Welcome to 63 Silksby Street, a delightful three-bedroom end-of-terrace home situated in the sought-after area of Cheylesmore. This charming property offers a perfect blend of comfort and convenience, making it an ideal choice for families, professionals, or investors. Each bedroom is generously sized, providing ample space for relaxation and storage. The rooms are bright and airy, ensuring a pleasant living environment.

The property boasts a welcoming living room that is perfect for entertaining guests or enjoying cozy family evenings. The well-appointed dining area provides an ideal space for family meals and gatherings. The kitchen is equipped with contemporary fittings and appliances, offering a functional and stylish space for cooking and dining. The home is well-maintained and tastefully decorated, exuding a warm and inviting ambiance throughout.

The convenience of off-street parking is provided by the private driveway at the front of the property, ensuring easy and secure parking. As an end-of-terrace property, this home benefits from additional privacy and natural light, enhancing the overall living experience.

Cheylesmore offers a variety of local amenities, making it a desirable place to live. Nearby schools are well-regarded,

providing excellent educational opportunities for families. The area boasts several parks and green spaces, perfect for outdoor activities and leisurely walks. A range of shops, cafes, and restaurants are within easy reach, catering to all your daily needs and offering diverse dining options. Excellent transport links ensure convenient access to the city center and surrounding areas, making commuting a breeze.

Don't miss the opportunity to make this wonderful property your new home. Schedule a viewing today and experience the charm, comfort, and convenience of 63 Silksby Street for yourself.

**Living Room 11'6" x 9'6"**

**Dining Room 16'2" x 9'6"**

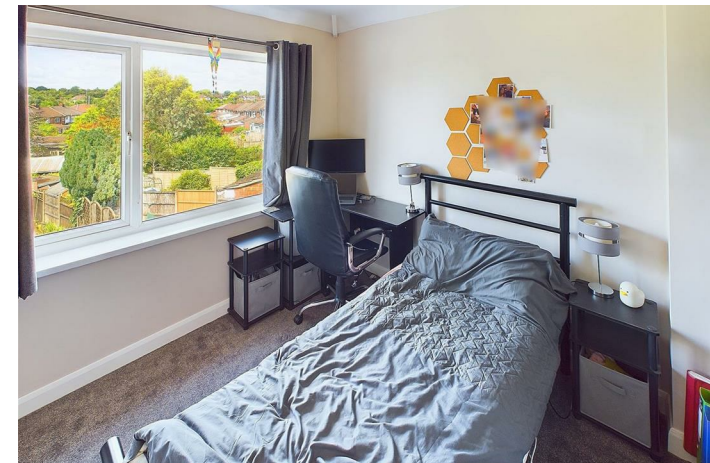
**Kitchen 15'11" x 8'0"**

**Master Bedroom 12'1" x 9'6"**

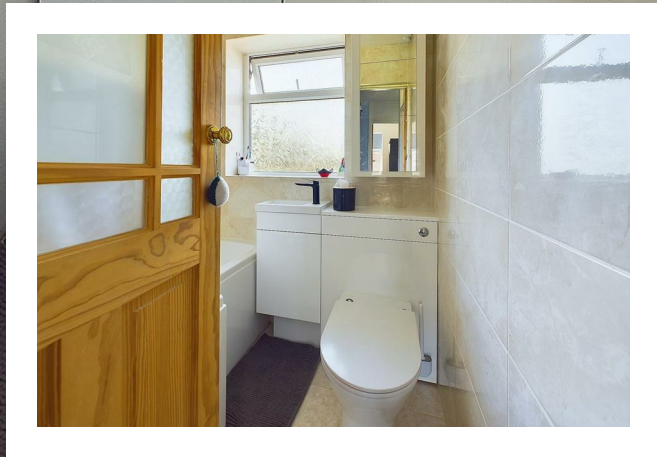
**Bedroom Two 10'0" x 9'4"**

**Bedroom Three 6'3" x 6'11"**

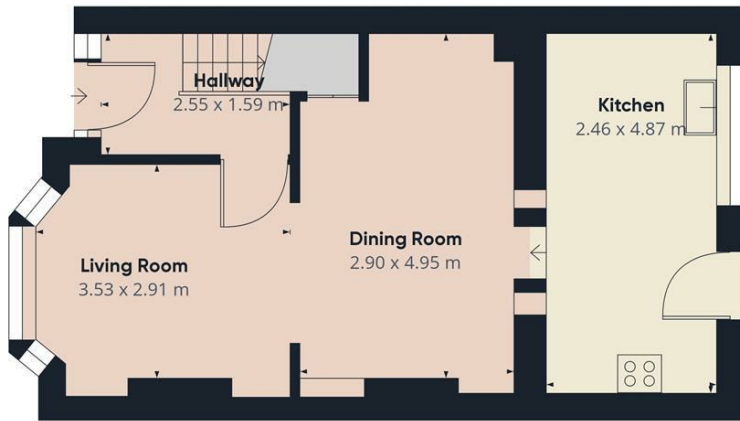
**Bathroom 5'7" x 4'11"**



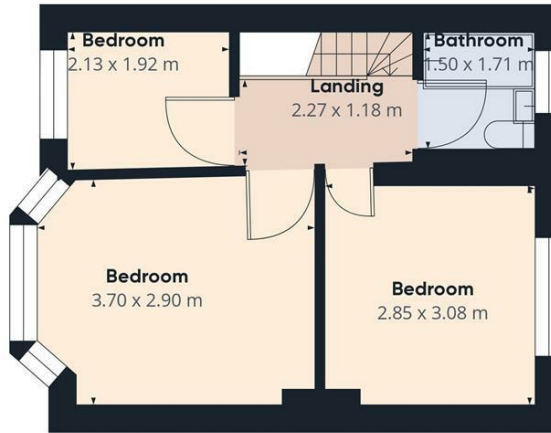








Ground Floor



Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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