

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA



**COVENTRY ROAD,**  
FILLONGLEY, COVENTRY, CV7 8EQ

**£1,250 PCM**

## COVENTRY ROAD



**PROMINENCE**  
ESTATES

Prominence Estates are proud to present a lovely semi-detached three bedroom family home situated in the rural village of Fillongley. With nearby countryside views, excellent schools, great access to major motorway links and a garage for off-street parking, this home is perfect.

In brief, the property comprises of; an entrance porch, hallway, spacious open plan living room leading into the open plan dining room/second reception room, kitchen and a conservatory with French doors leading into the rear garden. Upstairs, there are three bedrooms and a family bathroom with separate bath and separate shower cubicle. Externally there are gardens to rear, side and front as well as a garage with parking for one vehicle.







**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>71</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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