

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA



**RIVERSIDE CLOSE,**  
WHITLEY, COVENTRY, CV3 4AT

**OFFERS OVER**  
**£230,000**



## RIVERSIDE CLOSE



  
**PROMINENCE**  
— ESTATES —

Situated in a sought after area of Coventry, this well-presented three bedroom mid terraced home offers spacious and comfortable living. The property features two reception rooms, a convenient downstairs WC, and a large driveway providing ample off road parking. With a well maintained interior, this home is ideal for families, first time buyers, or investors looking for a property in excellent condition.

The local area offers a variety of amenities, including supermarkets, independent shops, and restaurants, all within easy reach. For those who enjoy the outdoors, the nearby Quinton Park provides green open spaces for walking and leisure activities. Coventry city centre is just a short distance away, offering an extensive selection of shopping, dining, and entertainment options.

The property benefits from excellent transport links. The A45 and A46 are easily accessible, providing convenient routes to Birmingham, Warwick, and Leamington Spa. Regular bus services operate in the area, offering direct connections to Coventry city centre and surrounding neighbourhoods. Coventry Railway Station is also within close proximity, providing quick access to major cities including London and Birmingham.

Families will appreciate the range of well-regarded schools in

the area. Whitley Academy, St Thomas More Catholic Primary School, and Manor Park Primary School are all nearby, offering excellent educational facilities for children of all ages.

This charming home in Coventry offers a fantastic opportunity to move into a well-maintained property with excellent transport links, local amenities, and schools, making it a perfect choice for a variety of buyers.

**Living Room (excluding bay) 9'8" x 9'10"**

**Dining Room 9'10" x 14'8"**

**Kitchen 6'8" x 18'2"**

**W/C 2'5" x 4'7"**

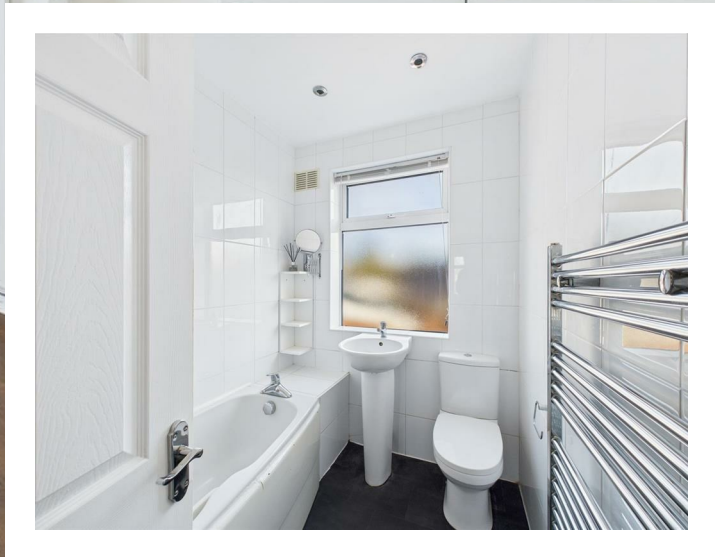
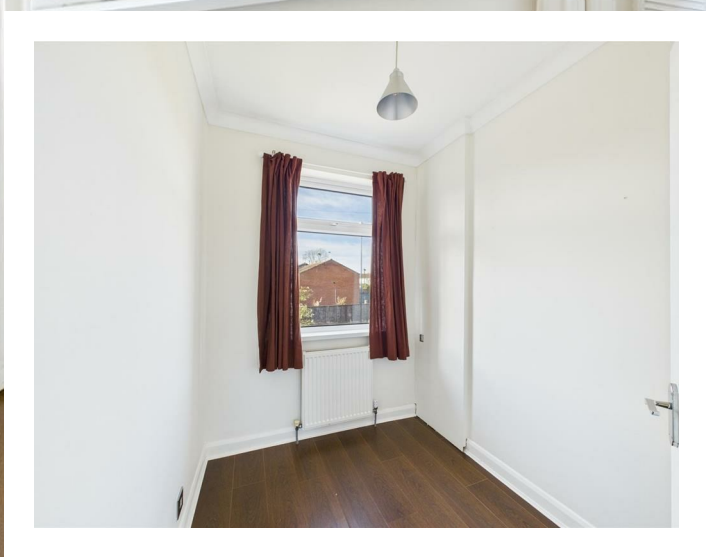
**Master Bedroom (excluding wardrobes) 9'10" x 9'6"**

**Bedroom Two (excluding wardrobes) 8'5" x 11'2"**

**Bedroom Three 5'10" x 6'10"**

**Bathroom 5'6" x 7'1"**





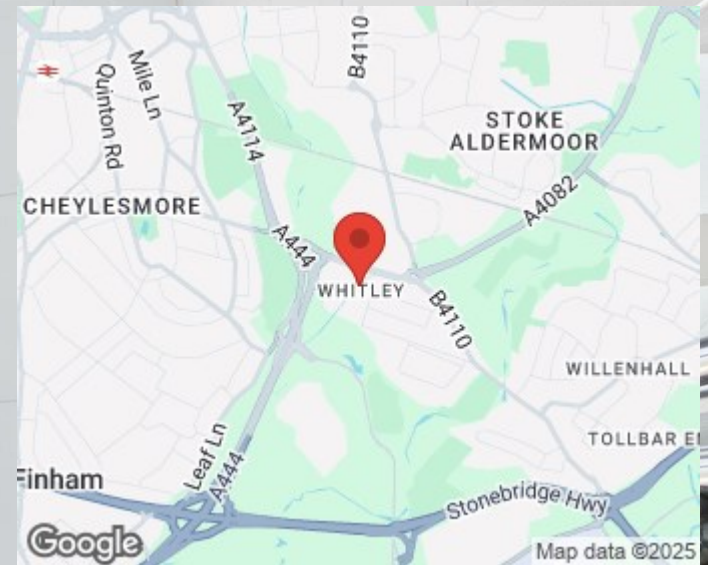




Ground Floor



Floor 1



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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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