

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**CARTHUSIAN ROAD,**  
CHEYLESMORE, COVENTRY, CV3 6HA

**GUIDE PRICE**  
**£425,000**



## CARTHUSIAN ROAD



**PROMINENCE**  
— ESTATES —

Welcome to this stunning three-bedroom semi-detached home in the highly sought-after area of Cheylesmore. This beautifully presented property has been thoughtfully extended to the rear, creating an impressive open-plan kitchen diner that is perfect for both family life and entertaining. The modern kitchen boasts ample storage, high-quality appliances, and a large island with quartz worktops, seamlessly flowing into a bright and airy dining space with views of the garden.

Additional features include a separate utility room, providing convenience and extra storage, and a stylish bar in the garden, ideal for outdoor gatherings and summer evenings. The property also benefits from a private driveway, offering off-road parking for multiple vehicles.

With its spacious layout, contemporary finishes, and prime location close to local amenities and transport

links, this home is an ideal choice for those looking for a blend of luxury and comfort. Don't miss the opportunity to make this exceptional property your own!

**Living Room 21'7" x 10'9"**

**Kitchen/Diner 18'11" x 17'0"**

**Utility Room 22'11" x 7'1"**

**W/C 4'1" x 2'6"**

**Office/Playroom 7'11" x 6'11"**

**Master Bedroom 10'4" x 10'9"**

**Bedroom Two 11'9" x 10'10"**

**Bedroom Three 7'4" x 7'1"**

**Wet Room 6'9" x 5'0"**












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>83</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 	

Prominence Estates  
5 Queen Isabels Avenue,  
Cheylesmore,  
Coventry,  
CV3 5GE

02476 309 826  
sales@prominenceestates.com  
www.prominenceestates.com

  
**PROMINENCE**  
ESTATES