



**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**LOWESWATER ROAD,**  
BINLEY, COVENTRY, CV3 2HJ

**OFFERS OVER**  
**£325,000**



## LOWESWATER ROAD



# PROMINENCE

— ESTATES —

This well-presented three bedroom family home presents a rare opportunity, boasting an exceptionally large rear garden, believed to be among the largest in the area. Planning permission has been approved for substantial extension, allowing the property to be transformed into a five bedroom residence with a separate annexe. The plans, which include single and two storey extensions to the side and rear, are available to view with the listing.

The home opens with a neatly maintained part lawned front garden and a welcoming entrance hallway. Inside, the ground floor features a spacious and light-filled through lounge with a defined dining area, complemented by French doors leading directly onto the expansive rear garden. The kitchen offers generous proportions, enhanced by dual aspect windows that bring in natural light throughout the day.

Upstairs, there are two well proportioned double bedrooms and a third single bedroom, currently arranged as a home office. The recently refurbished family bathroom is finished to a high standard, fully tiled and fitted with a large walk in shower enclosure. The loft space has been thoughtfully boarded and includes an integrated pull-down ladder, ideal for additional storage.

The garden is the true centrepiece of this home. Immaculately kept and vast in scale, it provides rear vehicle access and ample space for off-street parking, making it a truly unique feature for the area.

Further benefits include double glazed windows throughout, a regularly serviced boiler, and a full electrical rewire completed approximately ten

years ago.

The property enjoys excellent access to local schools including Ernesford Grange Primary School, Sowe Valley Primary School, and Ernesford Grange Community Academy. Caludon Castle School is also nearby.

Frequent bus services operate along Princethorpe Way and Binley Road, with convenient routes into Coventry city centre. Coventry Railway Station and Pool Meadow Bus Station are both within easy reach.

Local amenities include Morrisons Binley, Tesco Extra at Walsgrave Triangle, and Asda, alongside a variety of smaller shops, cafés and services. Green spaces such as Binley Woods and Coombe Abbey Country Park offer peaceful retreats just a short distance away.

### Entrance Hallway

### Living Room

12'6" x 22'6"

### Kitchen

10'2" x 10'9"

### Bedroom 1

11'7" x 10'7"

### Bedroom 2

10'8" x 11'5"

### Bedroom 3

8'11" x 8'2"

### Bathroom

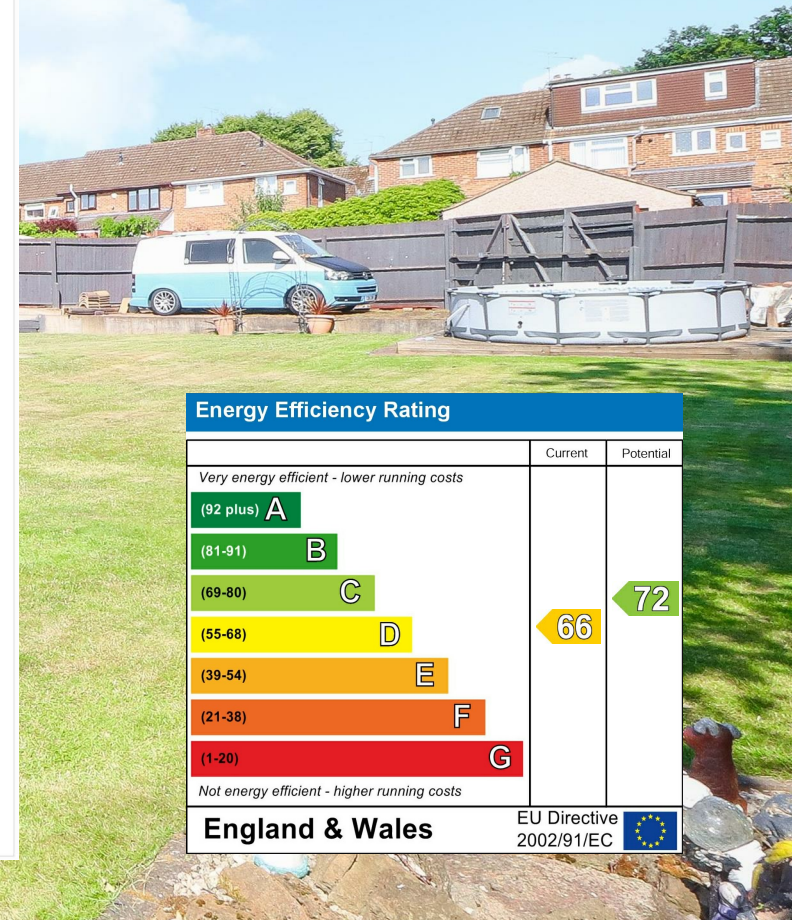
8'2" x 5'7"











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