

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**KENPAS HIGHWAY,**  
GREEN LANE, COVENTRY, CV3 6BP

**GUIDE PRICE**  
**£365,000**

## KENPAS HIGHWAY



# PROMINENCE

— ESTATES —

Nestled in the sought after Green Lane area to the south of the city, this extended three bedroom residence offers impressive space, flexible living options, and exciting potential for further development. Occupying a prominent corner plot, the home enjoys wraparound gardens, side-gated off-road parking, and a thoughtfully arranged layout ideal for modern family life.

The ground floor features two generous reception rooms and a bright, open-plan kitchen/dining area at the rear, perfect for everyday living and entertaining. French doors open directly onto the sunny, south-facing garden, creating an ideal setting for al fresco dining and summer gatherings. An additional reception room provides excellent versatility, whether as a home office, playroom, or fourth bedroom, conveniently served by a downstairs shower room.

Upstairs, three well-proportioned bedrooms are complemented by a stylish, fully fitted family bathroom, making this home ideal for growing families.

Enjoying close proximity to local amenities, well-regarded schools, and excellent public transport links, the property also offers easy access to the A45, making commuting

simple and efficient.

This is a rare opportunity to acquire a substantial, well-located home with the flexibility and space to grow with your needs.

**Front Living Room 12'4" x 12'9"**

**Living Room/Dining Room 17'11" x 11'3"**

**Converted Garage Room 7'7" x 15'7"**

**Kitchen 13'11" x 10'9"**

**Shower Room 3'5" x 6'7"**

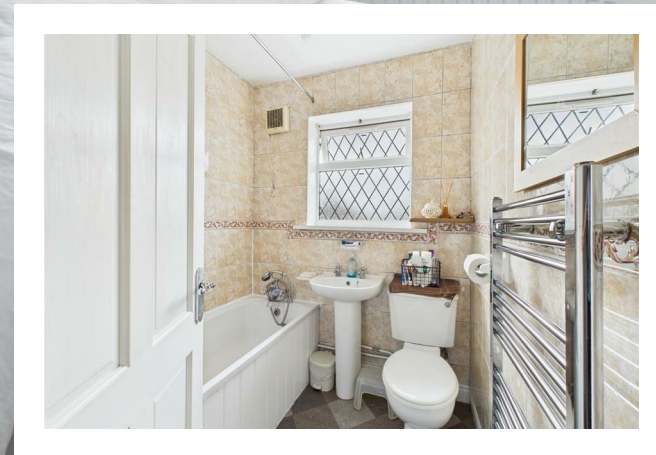
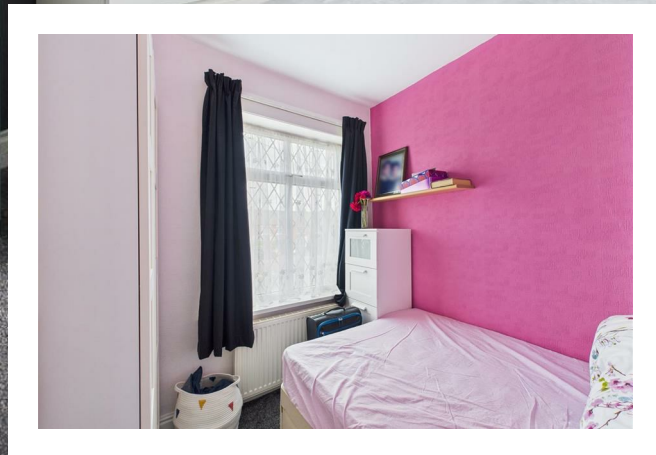
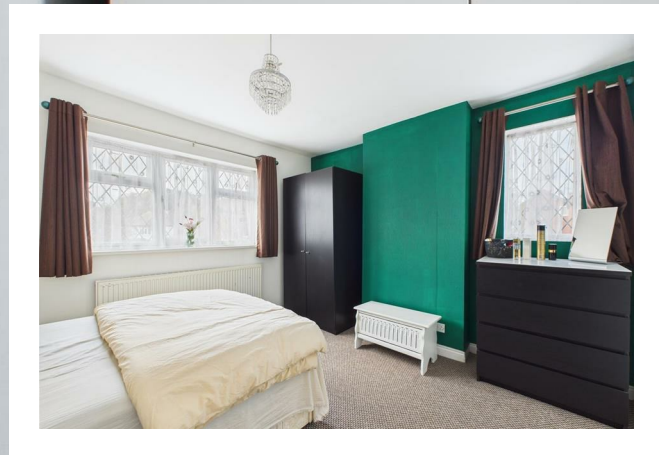
**Master Bedroom 10'9" x 13'2"**

**Bedroom Two 11'9" x 11'3"**

**Bedroom Three 7'0" x 7'11"**

**Bathroom 5'10" x 5'9"**







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>84</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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