


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

DUNSMORE AVENUE,
WILLENHALL, COVENTRY, CV3 3AG

GUIDE PRICE
£240,000

DUNSMORE AVENUE



PROMINENCE

— ESTATES —

This four bedroom semi detached home is located in a highly sought after cul de sac and offers excellent potential for buyers looking to personalise their next home. The property features four generously sized bedrooms, a family bathroom upstairs and a convenient shower room on the ground floor. Additional highlights include a utility room, a conservatory and a detached garage to the rear with parking in front, making this an ideal choice for families in need of space and flexibility.

The ground floor layout includes a bright and spacious living area, shower room, a separate dining room, kitchen, utility and conservatory that overlooks the garden. Upstairs, there are four good sized bedrooms and the main bathroom, providing ample space for a growing family. While the property would benefit from some modernisation, it has been well maintained and offers a fantastic opportunity to create a stylish and comfortable home.

Externally, the property enjoys a private rear garden, a detached garage and additional parking to the rear. The cul de sac location adds to the appeal, offering a quiet and friendly environment.

The property is well situated for local amenities, including a range of shops, supermarkets and leisure facilities. Excellent

transport links are close by with easy access to the A45, A46 and M6 motorway network, as well as regular bus routes into Coventry city centre. There are also well regarded schools nearby, making this a popular area for families.

This is a rare opportunity to purchase a spacious family home in a desirable location with huge potential. Viewing is highly recommended.

Living Room 11'9" x 16'3"

Kitchen 9'6" x 10'0"

Utility Room 7'3" x 6'6"

Sun Room 7'4" x 9'7"

Shower Room 5'7" x 5'10"

Master Bedroom 8'7" x 16'7"

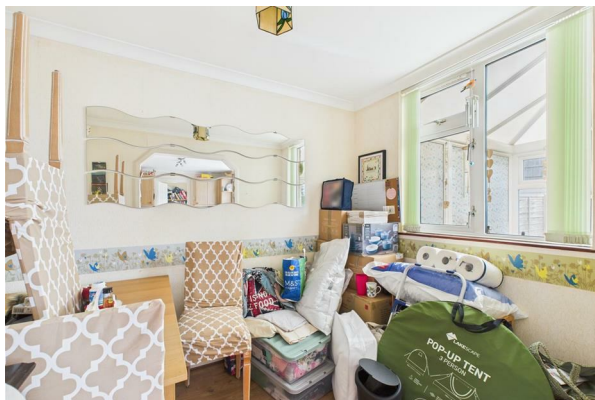
Bedroom Two 9'5" x 11'6"

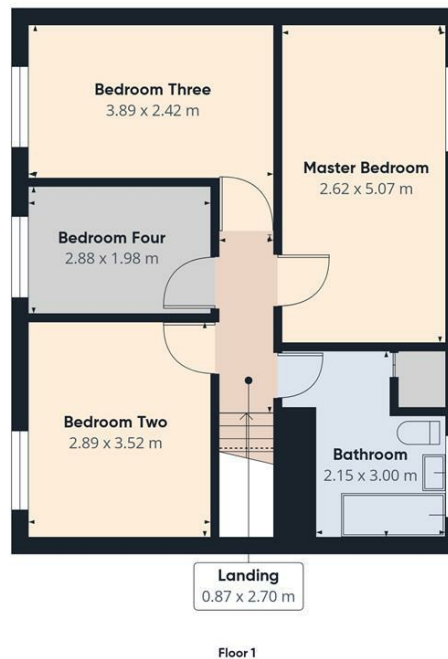
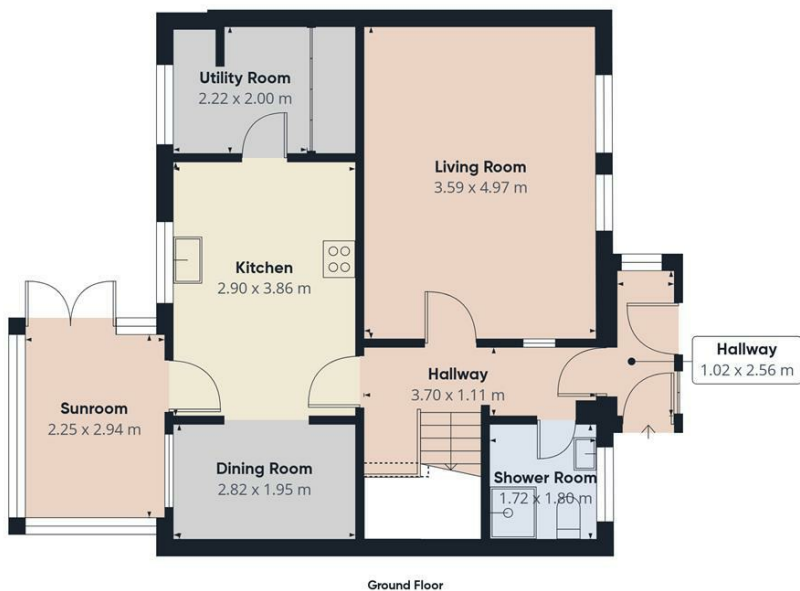
Bedroom Three 12'9" x 7'11"

Bedroom Four 9'5" x 6'5"

Bathroom 7'0" x 9'10"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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