


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

GALEYS ROAD,
CHEYLESMORE, COVENTRY, CV3 5GN

OFFERS OVER
£330,000

GALEYS ROAD



PROMINENCE
— ESTATES —

This three bedroom semi detached home offers generous living space, a rear extension and a highly convenient location within walking distance to local shops, the city centre and Coventry train station. The property benefits from a large conservatory, a utility room, a ground floor WC, a detached garage converted into a home office and off road parking to the side, making it an excellent choice for families and commuters alike.

On the ground floor, the property opens with a welcoming entrance hall that leads into a bright and spacious lounge, perfect for family living and entertaining. The fitted kitchen provides a practical layout with ample storage along with a rear room for dining space, while the rear extension enhances the home with the addition of a separate utility room and a convenient ground floor WC. The standout feature is the expansive conservatory which overlooks the rear garden and floods the home with natural light, creating a versatile space that can be enjoyed as a dining area, second living room or playroom.

Upstairs, there are three generously sized bedrooms, all of which are well proportioned and can comfortably accommodate double beds. The family bathroom is also located on this level. The layout provides plenty of space for a growing family and offers the potential to modernise and tailor the interior to personal taste.

Externally, the property boasts a private rear garden that offers both lawned and patio areas, making it ideal for outdoor dining, gardening and relaxation. The detached garage provides secure storage or parking, and there is further off road parking to the side of the property, which is a valuable feature in such a central location.

Situated in the sought after area of Cheylesmore, this home enjoys close

proximity to a wide range of amenities. Local shops, supermarkets, cafés and restaurants are all nearby, while excellent schools make the area popular with families. For commuters, Coventry train station is just a short walk away, providing regular services to Birmingham, London and surrounding areas. The property also benefits from easy access to the A45, A46 and M6 motorway network, offering convenient road connections.

This is a rare opportunity to purchase a spacious and extended family home in a prime location with so much to offer. With its combination of space, versatility and convenience, this property is sure to attract strong interest. Early viewing is highly recommended.

Living Room 12'4" x 11'4"

Living Room 16'11" x 10'10"

Kitchen 19'7" x 7'10"

Utility Room 7'4" x 7'2"

W/C 3'1" x 7'1"

Master Bedroom 15'4" x 10'11"

Bedroom Two 13'3" x 11'0"

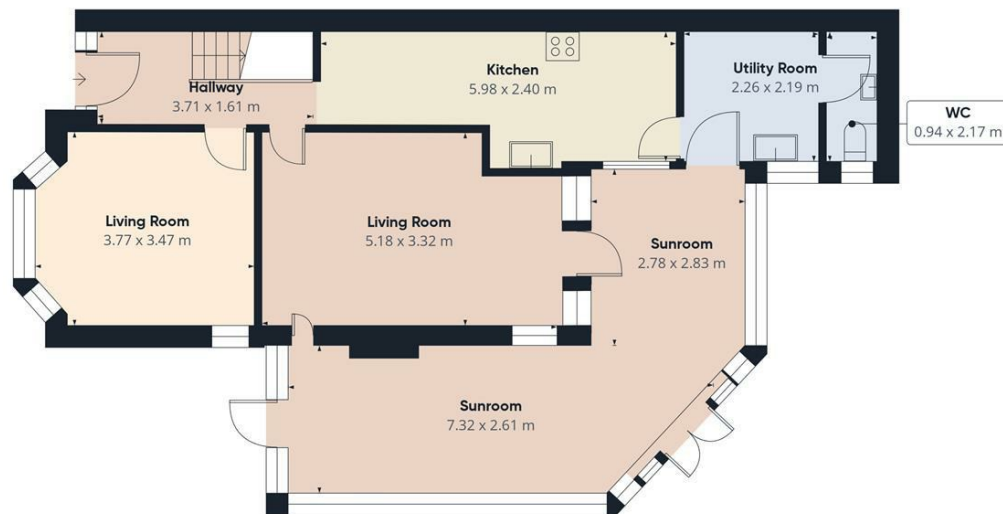
Bedroom Three 8'9" x 5'10"

Bathroom 7'7" x 8'3"

Office 18'11" x 10'7"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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