


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

THE MOUNT,
CHEYLESMORE, COVENTRY, CV3 5GU

£280,000

THE MOUNT



PROMINENCE
— ESTATES —

Here we have a prime example of a beautiful family home located in the lovely area of Cheylesmore. This amazing property has undergone extensive renovation throughout and boasts a spacious and ultra-modern open plan kitchen/dining room. This three bedroom extended property is located within walking distance to local amenities, great schools and walking distance to Coventry City Centre.

In brief, the property comprises; entrance hallway, front sitting room, WC, open plan kitchen/dining room benefiting from huge amounts of natural light, modern extended kitchen with integrated oven, gas hob, dish washer, enclosed washing machine and french doors leading out into the rear garden. To the first floor are two spacious double bedrooms benefiting from a bay window, a third single bedroom and a fully tiled family bathroom with shower over bath.

The property also benefits from rear access to a good sized garage.

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HALLWAY

LIVING ROOM 11'11" x 12'9"

WC

KITCHEN/DINER 17'1" x 20'6"

LANDING

BEDROOM 1 11'2" x 11'1"

BEDROOM 2 11'3" x 13'1"

BEDROOM 3 6'2" x 7'11"

BATHROOM 6'2" x 5'6"







GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

The Mount, Cheylesmore, Coventry



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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

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


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