

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**MESCHINES STREET,**  
CHEYLESMORE, COVENTRY, CV3 5DY

**GUIDE PRICE**  
**£225,000**

## MESCHINES STREET



# PROMINENCE

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This three bedroom mid terraced property in the popular CV3 5DY area offers an excellent opportunity for buyers looking to add value, being in need of some updating while benefiting from a well connected and convenient location. Ideal for first time buyers, families or investors, the property provides a solid layout and great potential to create a comfortable home tailored to individual taste.

The ground floor comprises a living room which offers a good space for relaxing, along with a kitchen to the rear that provides scope for modernisation and redesign. The layout is practical and allows buyers to improve and reconfigure if desired, making the most of the available space.

Upstairs, there are three bedrooms which offer flexibility for family living, guest accommodation or home working. The family bathroom is also located on the first floor and would benefit from updating.

Externally, the property benefits from a rear garden which offers outdoor space for relaxing or entertaining, with potential for landscaping and improvement.

The location is a key feature of this home, with a wide

range of local amenities within easy reach. There are nearby shops, supermarkets and everyday conveniences, as well as cafes and takeaways serving the local community. The area is well regarded for its access to schooling, with a selection of primary and secondary schools close by, making it a popular choice for families.

Coventry city centre is a short distance away and provides an extensive range of retail, dining and leisure facilities, along with Coventry University. Transport links are excellent, with regular bus services nearby and easy access to the A45 and A46, offering convenient routes to surrounding areas including Warwick, Leamington Spa and Birmingham. Coventry railway station is also easily accessible for commuters.

[Living Room](#)

[Kitchen](#)

[Bedroom One](#)

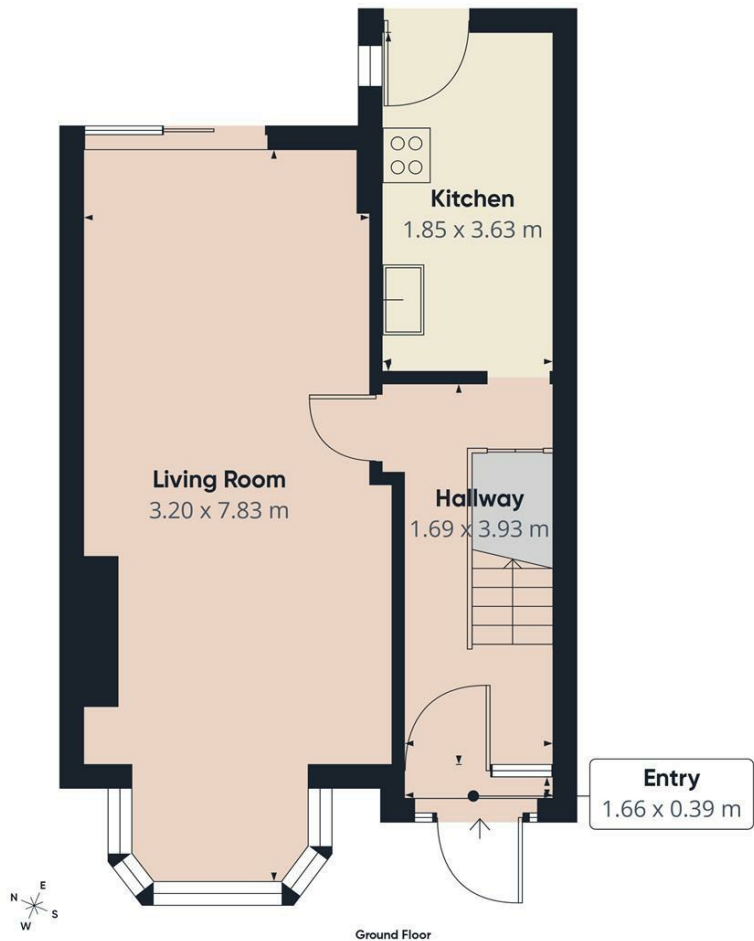
[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)







#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 63                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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