


PROMINENCE
ESTATES



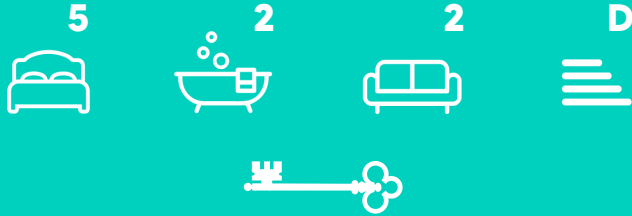
RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ERITHWAY ROAD,
COVENTRY, CV3 6JU

OFFERS AROUND
£390,000

ERITHWAY ROAD



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This exceptional five bedroom end of terrace home in the highly sought after Finham area offers spacious accommodation across three floors, a stunning loft conversion with balcony, an extended kitchen diner, a large summer house and off road parking for two vehicles. Beautifully presented throughout and within walking distance of Finham Park School, this impressive family home combines generous living space with a prime location, making it a rare opportunity for buyers seeking a substantial property in one of Coventry's most desirable areas.

The ground floor is designed around modern family living and features a welcoming living room along with a superb extended kitchen diner to the rear. This impressive space provides the heart of the home and is ideal for both everyday life and entertaining. The kitchen is fitted with a range of modern units and work surfaces, while the dining area enjoys an abundance of natural light thanks to the bi folding doors which open directly onto the rear patio, creating a seamless connection between indoor and outdoor living.

The first floor offers three well proportioned bedrooms along with a family bathroom, providing excellent accommodation for growing families. Each room is well presented and offers flexibility for use as bedrooms, guest rooms or home working space.

The top floor has been thoughtfully converted to create two additional bedrooms. The principal bedroom is a standout feature of the property and benefits from fitted accommodation, an ensuite shower room and French doors opening onto a private balcony overlooking the rear garden. This unique space provides a wonderful retreat with elevated views and a sense of privacy rarely found in similar properties. The additional loft bedroom offers further flexibility for larger families or those requiring extra space.

Externally, the property continues to impress. To the front is a driveway providing off road parking for two vehicles. To the rear, the garden has been beautifully maintained and features a generous patio area which is perfect for outdoor dining and entertaining. At the end of the garden is a substantial summer house which has been adapted to provide an excellent home office, studio, gym or additional recreational space, making it ideal for modern lifestyles.

The location is one of the property's strongest selling points. Finham is widely regarded as one of Coventry's premier residential areas and this home is within walking distance of the highly regarded Finham Park School, making it particularly attractive to families. There are also a number of other excellent schools nearby, along with local shops, supermarkets, cafes and everyday amenities.

Transport links are superb, with easy access to the A45 and A46 providing convenient routes to Warwick, Leamington Spa, Birmingham and surrounding areas. Coventry railway station is also

within easy reach, offering direct services to London and Birmingham, making the property ideal for commuters.

This outstanding family home offers an exceptional combination of space, presentation, location and versatility. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

Living Room 11'2" x 16'7"

Kitchen/Diner 13'1" x 16'6"

Bedroom One 13'5" x 9'8"

En-suite 7'0" x 3'11"

Bedroom Two 9'8" x 6'10"

Bedroom Three 14'0" x 6'10"

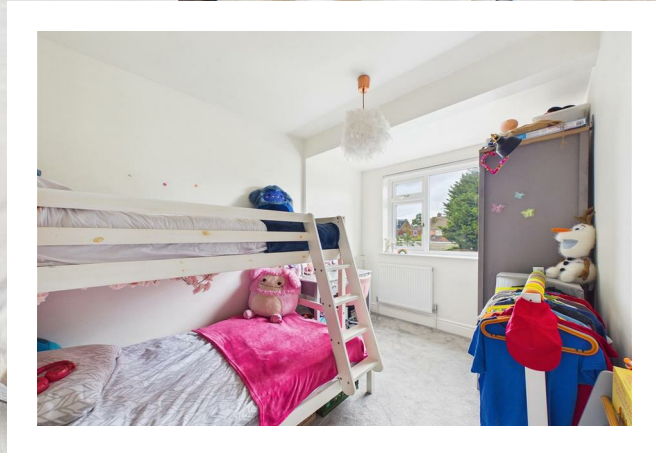
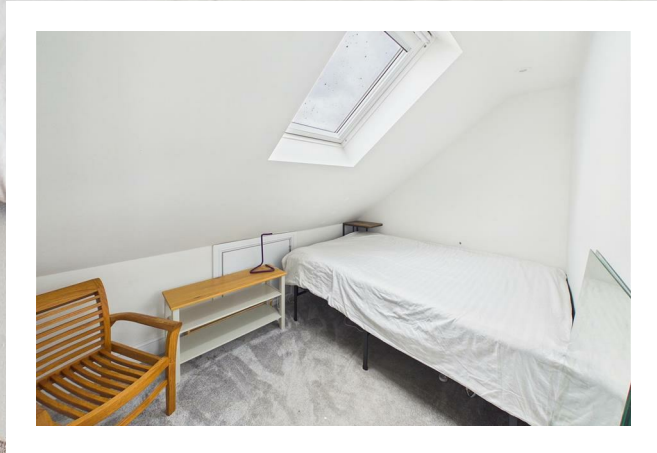
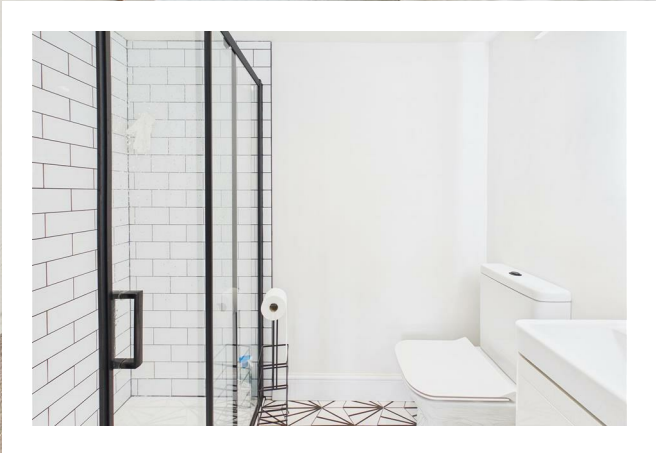
Bedroom Four 8'1" x 11'8"

Bedroom Five 5'8" x 8'9"

Bathroom 8'0" x 5'7"

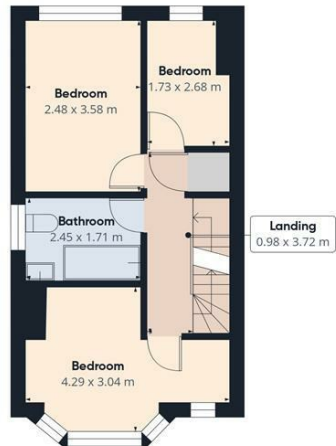
Summer House/Office/Play Room 14'9" x 17'11"



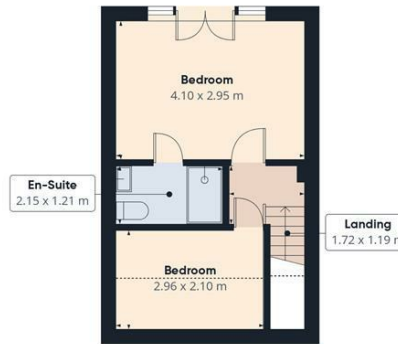




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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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