


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA



LICHFIELD ROAD,
CHEYLESMORE, COVENTRY, CV3 5FG

OFFERS OVER
£275,000

LICHFIELD ROAD



PROMINENCE

— ESTATES —

This beautifully renovated three bedroom mid terrace home is situated in the heart of the popular Cheylesmore area and offers stylish accommodation throughout, together with a larger than average bathroom and an impressive brick built garage within the rear garden. Finished to a high standard, the property features a welcoming entrance hall, a fantastic open plan living, dining and kitchen area, three good sized bedrooms and excellent additional storage and leisure space, making it an ideal home for first time buyers, families or investors.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway which leads through to the main living accommodation. The heart of the home is the impressive open plan living, dining and kitchen area, creating a modern and sociable space that is ideal for relaxing, entertaining and everyday family life. The kitchen has been thoughtfully incorporated into the open plan design and benefits from a useful utility cupboard, providing additional storage and practical space for appliances.

The first floor offers three good sized bedrooms, providing comfortable accommodation for a family, guests or those requiring space to work from home. The property also benefits from a particularly generous bathroom which is larger than typically found within similar homes in the Cheylesmore area.

Externally, the rear garden offers a fantastic additional feature with a substantial brick built garage. Part of the garage has been converted into a gym, creating a dedicated space for exercise and wellbeing, while the remaining section provides a large workshop and storage area. This versatile space could suit a variety of uses, including a home office, hobby room, workshop or additional storage, depending on the requirements of the new owner.

The property is ideally positioned within Cheylesmore and benefits from excellent access to a wide range of local amenities. Daventry Road Parade is close by and offers a selection of shops, supermarkets, cafés, restaurants, pharmacies and other everyday conveniences. Coventry city centre is also within easy reach, providing a wider choice of shopping, dining, leisure and entertainment facilities.

The area is well suited to families, with a selection of primary and secondary schools located nearby. Local parks and green spaces also provide opportunities for walking, recreation and outdoor activities.

For commuters, the property benefits from convenient transport links with Coventry railway station and the city centre easily accessible. Coventry railway station provides regular services to Birmingham, London and other major destinations. The A45 and A46 are also within easy reach, providing excellent connections towards Warwick, Leamington Spa, Birmingham and the

wider motorway network.

Having been renovated throughout, this attractive home combines modern living accommodation with excellent additional space and a highly convenient location. The brick built garage with its gym, workshop and storage areas is a particular highlight and provides a level of versatility that is rarely available at this price point. Early viewing is highly recommended.

Living Room 11'4" x 13'11"

Dining Room/ Kitchen 17'3" x 12'7"

Kitchen

Utility 4'4" x 2'8"

Master Bedroom 9'9" x 11'0"

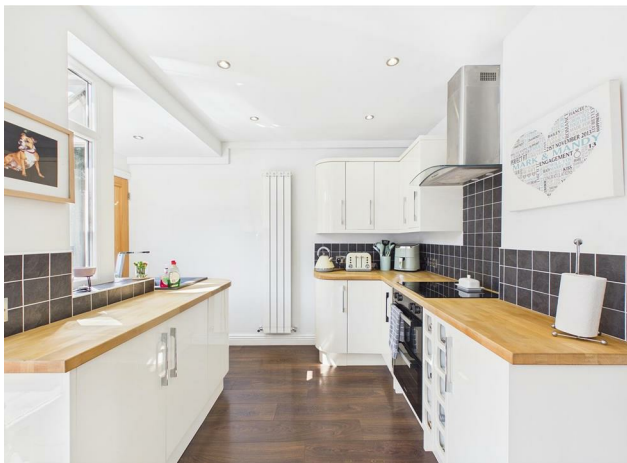
Bedroom Two 9'3" x 10'11"

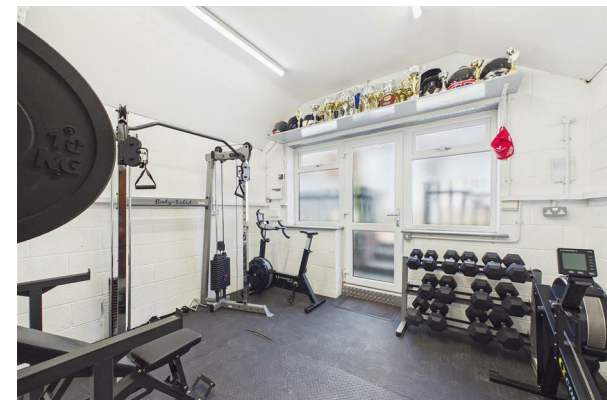
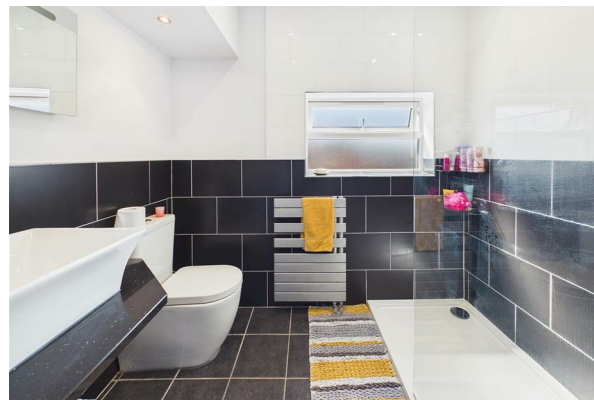
Bedroom Three 7'3" x 7'9"

Bathroom 7'9" x 5'7"

Gym 10'11" x 12'8"

Garage 16'1" x 12'8"







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		
	74	83
England & Wales		EU Directive 2002/91/EC

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