


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

SILKSBY STREET,
CHEYLESMORE, COVENTRY, CV3 5FY

OFFERS OVER
£220,000

SILKSBY STREET



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NO CHAIN!!! This three bedroom end of terrace property in the highly sought after CV3 5FY area offers an extended kitchen, a private driveway and a generous rear garden, presenting an excellent opportunity for buyers looking to modernise and add value. With strong potential to create a superb family home or a rewarding investment, this property combines space, location and scope for improvement.

The ground floor accommodation provides a well proportioned layout with a bright living area and an extended kitchen to the rear, offering additional space and flexibility for redesign. The property would benefit from updating throughout, giving purchasers the chance to refurbish to their own taste and specification while significantly enhancing its overall appeal and value.

Upstairs, there are three good sized bedrooms along with a family bathroom. The layout is practical and well suited to families, first time buyers looking for a project, or investors seeking a property with strong rental potential in a popular residential area.

Externally, the home benefits from a driveway to the front which provides off road parking, a valuable feature in this location. The generous rear garden offers plenty of outdoor space with scope for landscaping or further development, subject to the necessary permissions.

Situated in the CV3 postcode, the property is well placed for a range of local amenities. There are nearby shops, supermarkets and everyday conveniences within easy reach, along with well regarded primary and

secondary schools that make the area particularly popular with families. Coventry city centre is a short drive away, offering extensive retail, dining and leisure facilities.

Transport links are excellent, with regular bus services running locally and easy access to the A45 and A46, providing convenient routes to surrounding areas including Warwick, Leamington Spa and Birmingham. Coventry railway station is also accessible for commuters travelling further afield.

This is a fantastic opportunity to acquire a property with genuine potential in a desirable Coventry location, ideal for buyers ready to modernise and create a home tailored to their own vision.

Living Room 22'3" x 14'10"

Kitchen 8'11" x 14'6"

Master Bedroom 11'5" x 10'5"

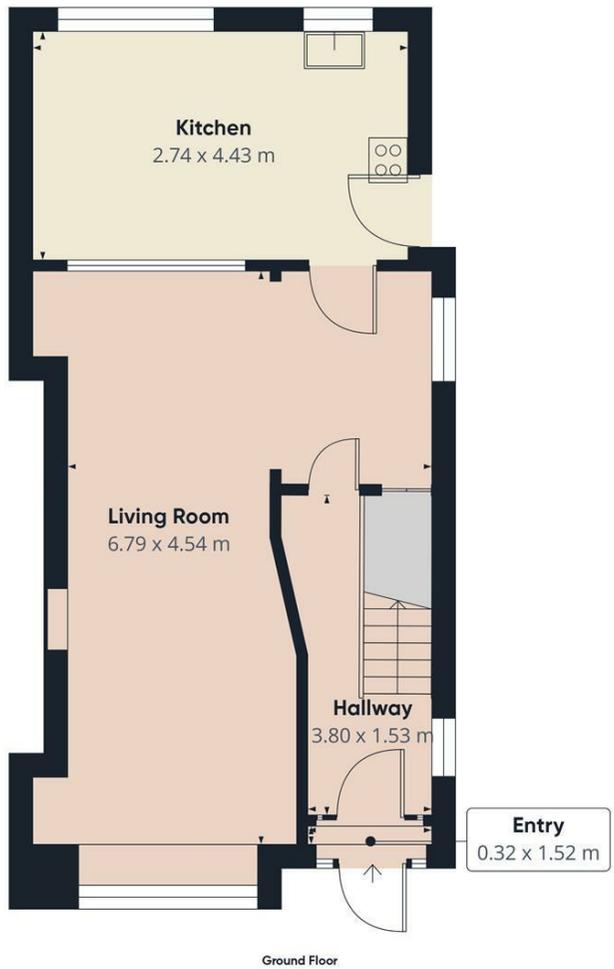
Bedroom Two 10'5" x 9'11"

Bedroom Three 7'4" x 6'0"

Bathroom 6'6" x 5'3"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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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