


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

MILE LANE,
CHEYLESMORE, COVENTRY, CV3 5GD

GUIDE PRICE
£240,000

MILE LANE



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This attractive three bedroom mid terrace house is situated in the heart of the highly sought after Cheylesmore area and offers well proportioned accommodation, an extended kitchen, a driveway and a beautifully maintained rear garden. Featuring a spacious open plan living room and dining room, this well presented property is ideal for first time buyers, growing families and those looking to enjoy everything this popular location has to offer.

Upon entering the property, you are welcomed by a bright entrance hall which leads through to the generous open plan living room and dining room. This inviting space is perfect for both everyday family life and entertaining, offering ample room for relaxing and dining. To the rear of the property, the separate kitchen has been extended to create a practical and functional space with an excellent range of fitted units, generous work surface areas and plenty of natural light.

The first floor comprises three well proportioned bedrooms, providing flexible accommodation for families, home workers or guests. The family bathroom is conveniently located and serves all three bedrooms.

Externally, the property benefits from a driveway providing off road parking to the front, while the rear garden has been beautifully maintained and offers a delightful outdoor space to enjoy throughout the year. Whether relaxing with family, entertaining friends or enjoying a spot of gardening, the garden provides a peaceful setting to suit a variety of lifestyles.

Cheylesmore is one of Coventry's most desirable residential areas, renowned for its excellent range of local amenities and strong sense of community. Daventry Road Parade is just a short walk away and offers a variety of independent shops, supermarkets, cafés, restaurants, pharmacies and other everyday conveniences.

Families are well catered for with a number of highly regarded primary and secondary schools nearby, while local parks and green spaces provide excellent recreational opportunities. Coventry city centre and Coventry railway station are also within easy reach, offering an extensive range of shopping, leisure and entertainment facilities, along with direct rail services to Birmingham, London and

other major destinations.

Excellent road links via the A45 and A46 make commuting straightforward, with easy access to Warwick, Leamington Spa, Birmingham and the surrounding motorway network.

Offering generous living accommodation, a desirable location and excellent outdoor space, this superb family home represents an outstanding opportunity for a wide range of buyers. Early viewing is highly recommended.

Living Room/Dining Room 8'11" x 24'9"

Kitchen 6'6" x 21'3"

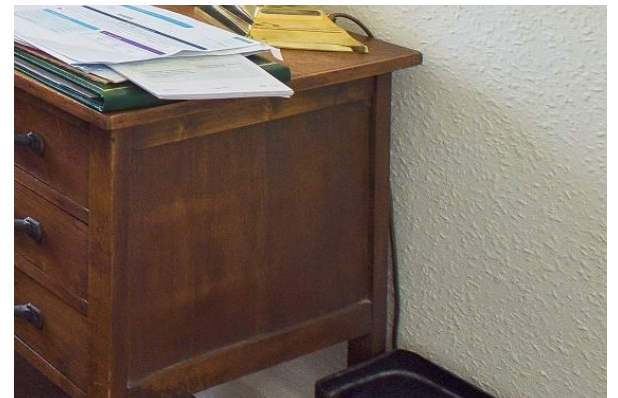
Bedroom One 10'4" x 13'4"

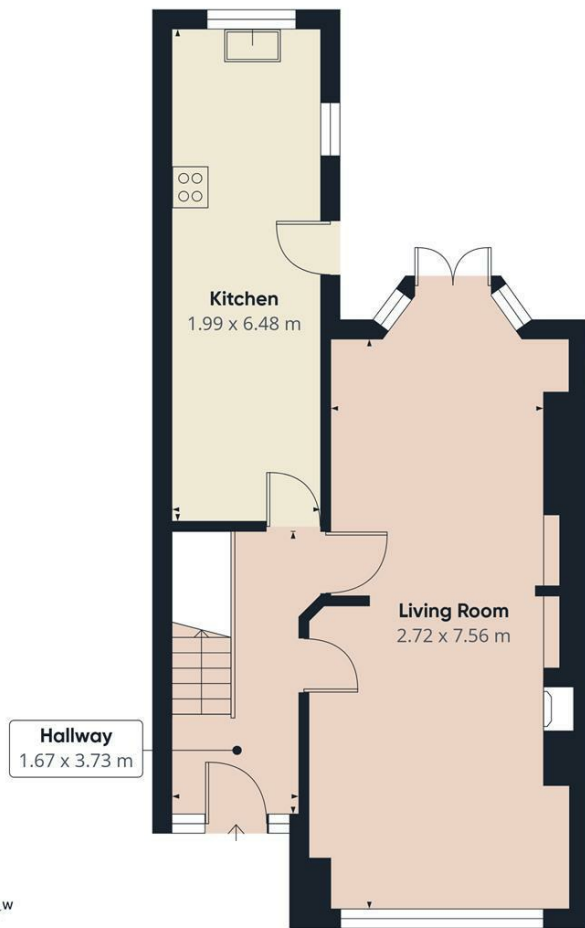
Bedroom Two 10'2" x 10'11"

Bedroom Three 6'5" x 7'10"

Bathroom 6'7" x 5'6"







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		
England & Wales		
EU Directive 2002/91/EC		

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