


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

CORNELIUS STREET,
CHEYLESMORE, COVENTRY, CV3 5FH

GUIDE PRICE
£280,000

CORNELIUS STREET




PROMINENCE
— ESTATES —

This three bedroom semi detached home is situated in the heart of the highly sought after Cheylesmore area and offers an excellent opportunity for buyers looking to create their ideal family home. Benefiting from a garage, driveway, conservatory and well proportioned accommodation throughout, the property is in need of some updating but presents fantastic potential for improvement and value enhancement in one of Coventry's most desirable residential locations.

The ground floor comprises a welcoming entrance hall leading to a comfortable front living room which provides an excellent space for relaxing and entertaining. To the rear of the property is a practical kitchen with adjoining utility area, offering useful additional storage and workspace. The conservatory overlooks the rear garden and provides a versatile reception space that can be used as a dining area, family room or garden room depending on individual requirements.

The first floor offers three well proportioned bedrooms, making the property suitable for families, first time buyers or those looking for additional space to work from home. The family bathroom serves all three bedrooms and offers further scope for modernisation.

Externally, the property benefits from a driveway providing off road parking, along with a garage offering additional storage or secure parking. The rear garden provides a pleasant outdoor space with potential for landscaping and personalisation.

The location is one of the property's strongest features. Cheylesmore remains one of Coventry's most popular residential areas due to its excellent range of amenities and strong community feel. Daventry Road Parade is within easy reach and offers a variety of independent shops, supermarkets, cafes, restaurants, pharmacies and everyday conveniences.

Families are particularly attracted to the area due to the selection of well regarded primary and secondary schools nearby. Coventry city centre is also just a short distance away, providing an extensive range of shopping, leisure and entertainment facilities.

For commuters, Coventry railway station is easily accessible and offers direct services to Birmingham, London and other major destinations. The property also benefits from excellent road links via the A45 and A46, providing convenient access to Warwick, Leamington Spa, Birmingham and surrounding areas.

Offering generous potential, a highly desirable location and excellent local amenities, this property represents a fantastic opportunity for buyers looking to put their own stamp on a home in the heart of Cheylesmore. Early viewing is highly recommended.

Living Room 10'10" x 12'2"

Kitchen 9'9" x 10'11"

Utility Room 6'0" x 7'9"

Conservatory 11'0" x 10'8"

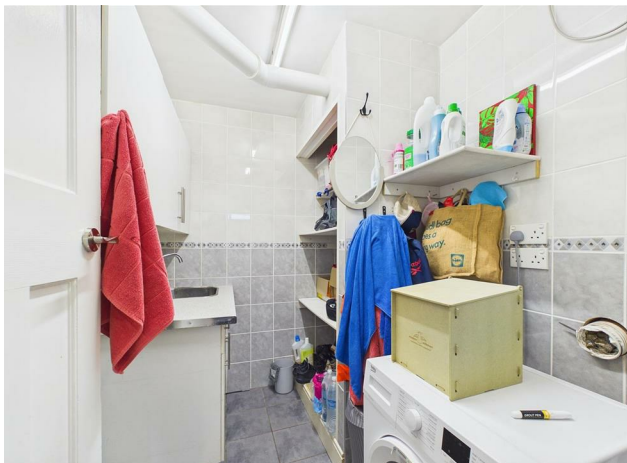
Garage 8'0" x 18'1"

Bedroom One 9'2" x 12'2"

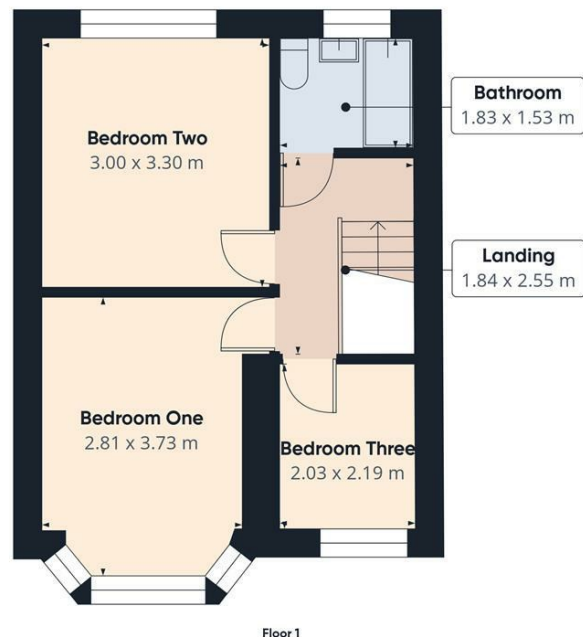
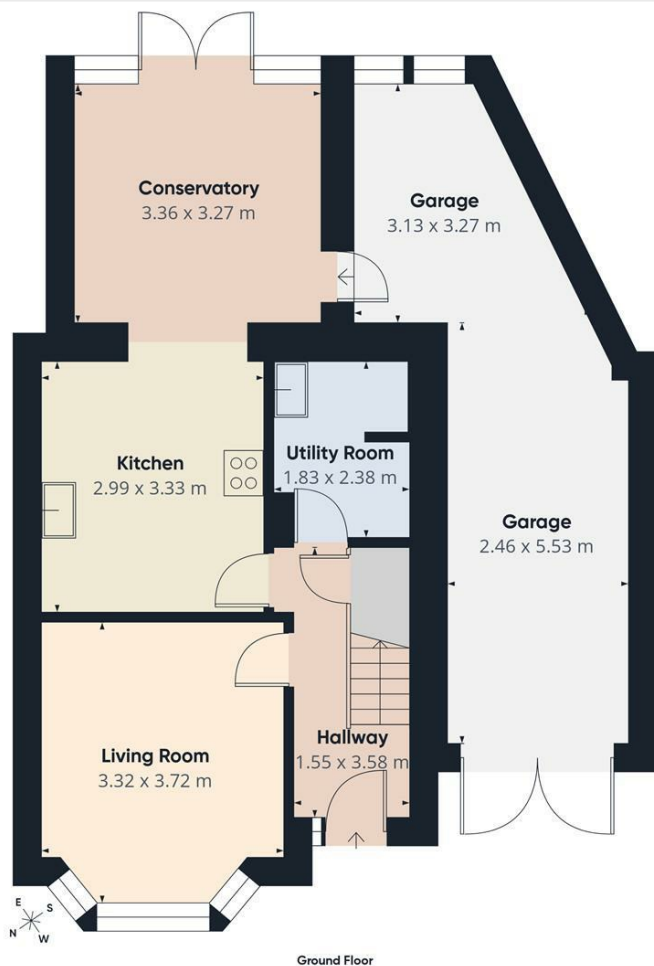
Bedroom Two 9'10" x 10'9"

Bedroom Three 6'7" x 7'2"

Bathroom 6'0" x 5'0"







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		
	62	81
England & Wales EU Directive 2002/91/EC		

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