


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

HERMITAGE ROAD,
WYKEN, COVENTRY, CV2 5GD

OFFERS OVER
£220,000

HERMITAGE ROAD



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This three bedroom end of terrace property in the CV2 5GD area offers a large open plan living and dining room, a separate kitchen and a detached double garage to the rear, along with excellent potential for improvement. In need of some updating, this property presents a fantastic opportunity for buyers looking to add value and create a home tailored to their own taste, making it ideal for investors, first time buyers or growing families.

The ground floor features a spacious open plan living and dining area which provides a versatile and sociable layout, perfect for modern family life and entertaining. The separate kitchen is located to the rear and offers scope for refurbishment and redesign to suit individual preferences. The overall layout is practical and allows buyers to modernise throughout while making the most of the available space.

Upstairs, the property offers three well proportioned bedrooms, providing comfortable accommodation for families or those needing additional space for guests or home working. The family bathroom is also located on the first floor and would benefit from updating.

Externally, the property benefits from a rear garden which offers space for outdoor use and improvement. A key feature is the detached double garage to the rear, providing excellent storage, secure parking or potential for alternative uses depending on individual needs.

The property is conveniently located close to a range of local amenities including shops, supermarkets and everyday conveniences. There are also several well regarded primary and secondary schools within easy

reach, making the area popular with families. Coventry city centre is a short distance away, offering a wide range of retail, dining and leisure facilities.

Transport links are well established, with regular bus services nearby and easy access to the A444 and M6, providing connections to surrounding areas including Nuneaton, Bedworth and Birmingham. Coventry railway station is also accessible for those commuting further afield.

This is a great opportunity to acquire a property with strong potential in a well connected location, offering scope to modernise and create a comfortable and valuable home.

Living Room 23'11" x 11'2"

Kitchen 8'0" x 7'4"

W/C 4'2" x 2'5"

Bedroom One 12'10" x 10'10"

Bedroom Two 11'1" x 11'9"

Bedroom Three 7'4" x 6'8"

Bathroom 5'6" x 5'8"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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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