

PROMINENCE ESTATES

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RESIDENTIAL PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE & LEAMINGTON SPA

ELTHAM ROAD,

CHEYLESMORE, COVENTRY, CV3 5LD

GUIDE PRICE £240,000

ELTHAM ROAD

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Situated in the popular Cheylesmore area of Coventry, this spacious three bedroom mid terrace property offers generous accommodation throughout and would make an excellent family home or first time purchase. The property benefits from a spacious open plan kitchen, dining and living arrangement, three well proportioned bedrooms, a good size family bathroom and a generous rear garden. The excellent proportions throughout make this an appealing opportunity for buyers looking for a comfortable and versatile home in a convenient location.

The property provides a welcoming entrance into the main accommodation, with the ground floor offering an impressive open plan arrangement combining the kitchen, dining and living areas. This creates a fantastic central space for modern family life, allowing cooking, dining, relaxing and entertaining to take place within one generous area.

The kitchen provides a practical and sociable setting, with the open plan layout allowing it to flow naturally into the dining and living areas. The overall size of the ground floor is a particular feature of the property, offering plenty of flexibility for different furniture arrangements and everyday family living.

The living area provides ample space for comfortable seating and entertaining, while the dining area gives plenty of room for a family dining table. The open plan arrangement creates a bright and versatile environment and is likely to appeal to buyers looking for a home that offers both space and flexibility.

To the first floor are three well proportioned bedrooms. Each room provides useful accommodation and offers flexibility for family bedrooms, guests or working from home. The bedrooms are served by a decent size family bathroom, completing the first floor accommodation.

To the rear is a good size garden providing a valuable outdoor space for relaxing, entertaining and family activities. The garden offers plenty of room for outdoor furniture, children's play and gardening, while also providing scope for the new owner to landscape and personalise the space to their own requirements.

The property is located within the popular Cheylesmore area and is conveniently positioned for a wide range of local amenities. There are local shops, convenience stores, cafés, takeaways and everyday services within the surrounding area, while Daventry Road provides further shopping facilities. Larger supermarkets and retail destinations are also readily accessible.

There is a good selection of schools within the surrounding area, including primary and secondary schools, making the location particularly appealing to families. Coventry also offers a wide choice of educational facilities for children of different ages. School catchment areas and admission arrangements should always be confirmed directly with the relevant school and Coventry City Council.

The property also benefits from excellent transport connections. Local bus services provide regular routes towards Coventry city centre and surrounding areas, while Coventry railway station provides regular services towards Birmingham, London and other major destinations. The A45 and A46 are also readily accessible, providing convenient road connections across Coventry and towards Warwickshire, Birmingham and the wider motorway network.

Coventry city centre is easily accessible and offers an extensive range of shopping, restaurants, cafés, leisure facilities and entertainment. The surrounding area also provides access to parks, green spaces and recreational facilities, making the location well suited to families and those wanting convenient access to both everyday amenities and the wider city.

Overall, this is a spacious three bedroom mid terrace property offering excellent living accommodation in a popular and convenient location. The generous open plan kitchen, dining and living space, three well proportioned bedrooms, decent size family bathroom and good rear garden combine to create a versatile home with plenty to offer.

Early viewing is highly recommended to appreciate the size, layout and overall appeal of this well proportioned property.

Kitchen/Diner 18'10" x 9'10"

Living Room 13'10" x 12'11"

Bedroom One 9'6" x 13'8"

Bedroom Two 10'2" x 9'11"

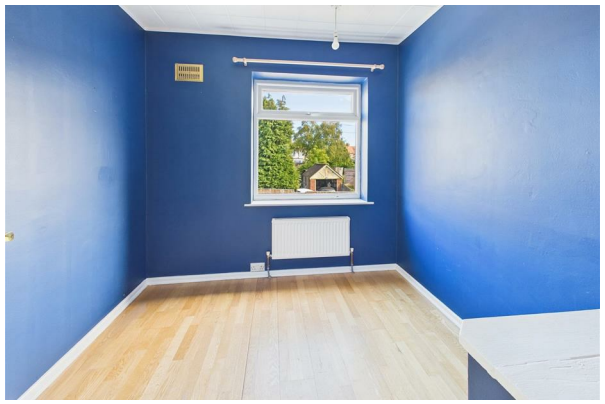
Bedroom Three 8'6" x 8'0"

Bathroom 7'10" x 5'6"

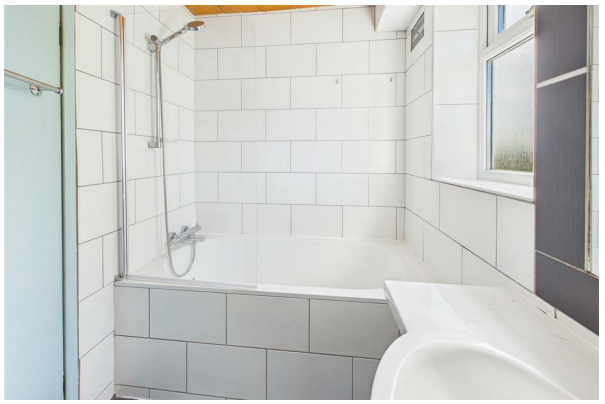


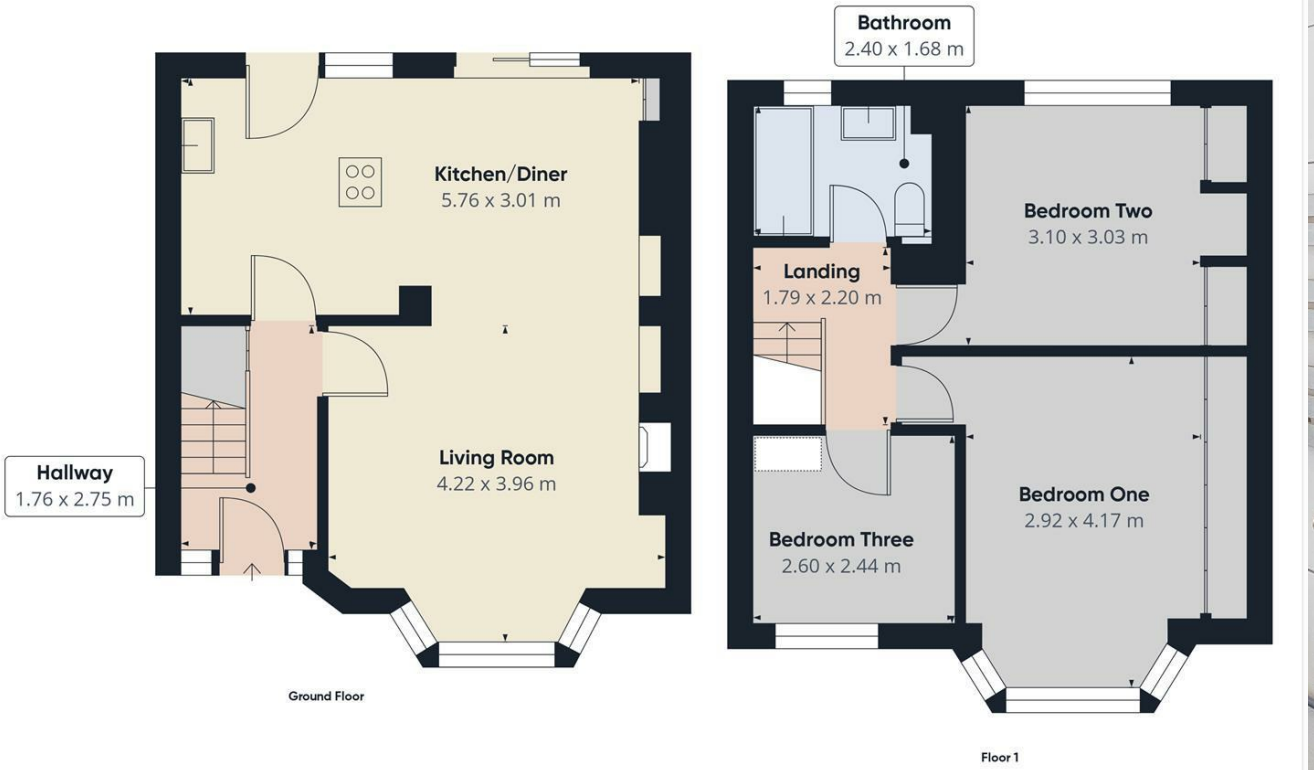




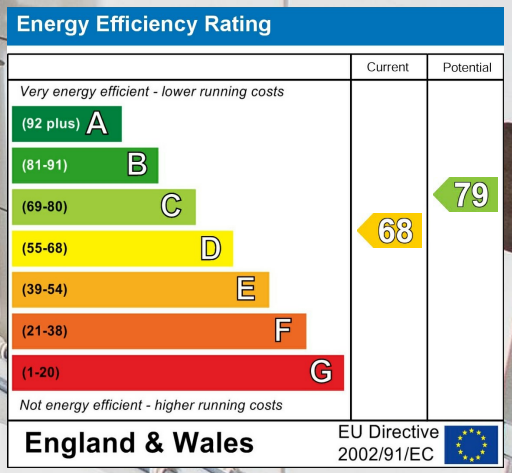












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