


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ROLLASON ROAD,
RADFORD, CV6 4AN

OFFERS OVER
£220,000

ROLLASON ROAD



PROMINENCE

— ESTATES —

This exceptional three bedroom semi detached home is situated in the popular area of Radford and has been beautifully renovated throughout to an immaculate standard. Offering a stylish open plan kitchen diner, three generous bedrooms, a family bathroom, a detached garage and turnkey accommodation, this outstanding property is ready for its new owners to move straight in and enjoy.

Upon entering the property, you are welcomed by a bright and inviting entrance hall which leads into a comfortable living room, providing the perfect space to relax with family and friends. To the rear of the property is the heart of the home, a stunning open plan kitchen diner that has been thoughtfully designed for modern family living. The kitchen offers a range of contemporary units, quality work surfaces and ample space for dining and entertaining, while large windows allow natural light to flood the room, creating a bright and welcoming atmosphere.

The first floor comprises three spacious bedrooms, all beautifully presented and offering flexible accommodation for growing families, professionals or those working from home. The impressive family bathroom has been finished to a high standard and features both a separate walk in shower and a freestanding bath, providing a luxurious space to relax and unwind.

Externally, the property continues to impress with a well maintained rear garden that offers an excellent space for outdoor entertaining and family enjoyment. To the rear of the garden is a detached garage, providing secure parking, additional storage or potential workshop space.

The property is ideally positioned close to a wide range of local amenities including supermarkets, convenience stores, cafés and everyday shopping facilities. Families will appreciate the selection of well regarded primary and secondary schools within easy reach, while nearby parks and green spaces offer excellent opportunities for recreation.

Transport links are excellent, with regular bus services providing convenient access to Coventry city centre. The property also benefits from easy access to the A444, M6 and surrounding motorway network, making it an ideal location for commuters.

Coventry railway station is also within easy reach, offering direct services to Birmingham, London and other major destinations.

Finished to an exceptional standard and requiring no work whatsoever, this superb family home offers the perfect combination of style, comfort and convenience. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

Living Room 14'1" x 11'10"

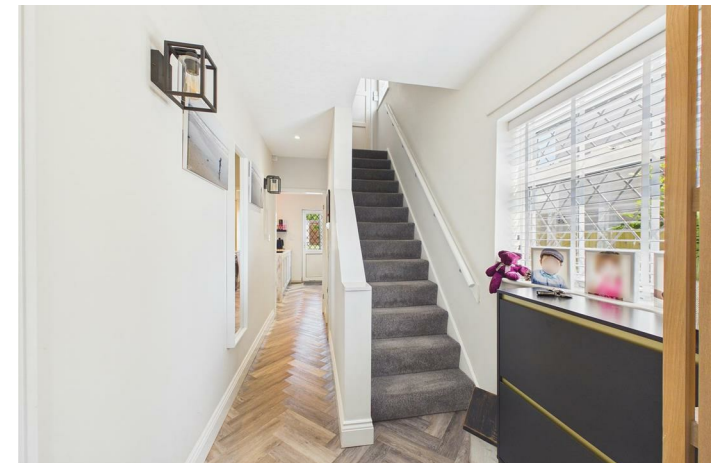
Kitchen/Dining Room 9'8" x 18'1"

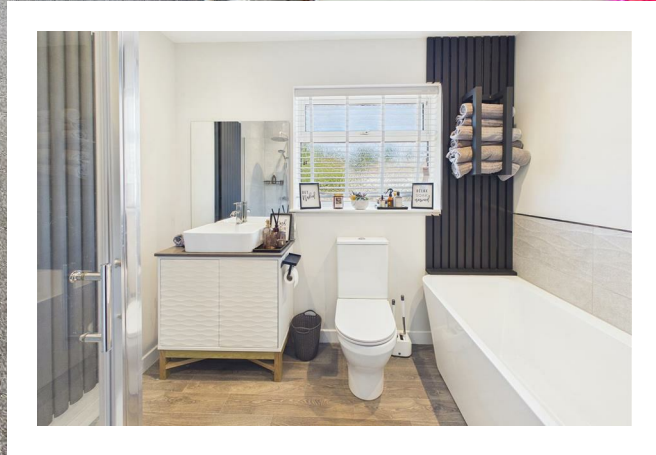
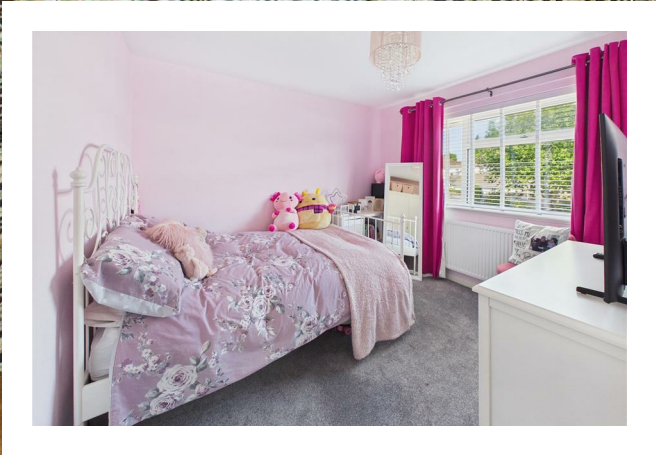
Bedroom One 13'10" x 10'11"

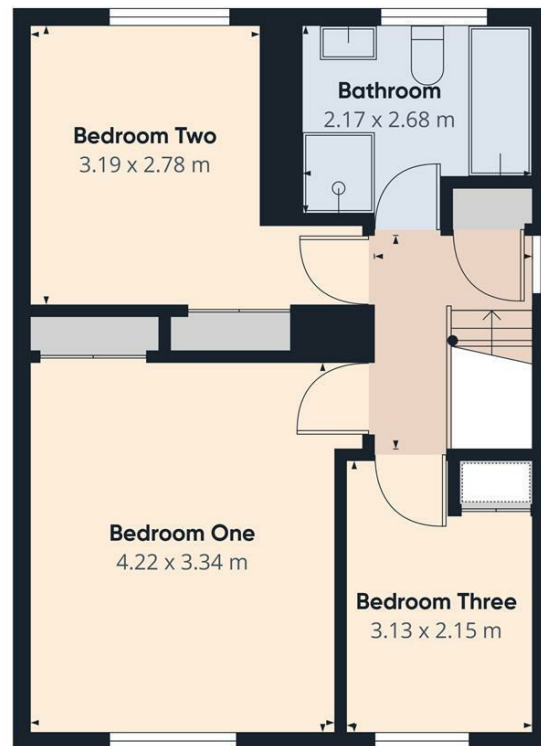
Bedroom Two 10'5" x 9'1"

Bedroom Three 10'10" x 7'0"

Bathroom 7'1" x 8'9"







Landing
2.37 x 1.77 m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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	

Prominence Estates
5 Queen Isabels Avenue,
Cheylesmore,
Coventry,
CV3 5GE

02476 309 826
sales@prominenceestates.com
www.prominenceestates.com

PROMINENCE
ESTATES