


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

THE GRAYLANDS,
FINHAM, COVENTRY, CV3 6EW

GUIDE PRICE
£390,000

THE GRAYLANDS



PROMINENCE

— ESTATES —

This three bedroom semi detached property in the highly sought after area of Finham offers a fantastic opportunity for families and buyers looking for a home with excellent future potential. Positioned within a quiet cul de sac in the popular Finham area, the property benefits from a driveway, a generous and beautifully maintained rear garden and outstanding scope to extend to the rear, over the garage or into the loft, subject to the necessary permissions. A viewing is highly recommended as properties in this location rarely remain available for long.

The property provides well proportioned accommodation throughout and offers a wonderful opportunity for buyers to create their ideal long term family home. The ground floor includes a welcoming living space filled with natural light, a dining room along with a practical kitchen area, both of which provide excellent potential for modernisation and future reconfiguration if desired.

Upstairs, there are three good size bedrooms and a family bathroom, making the property perfectly suited for growing families. The layout offers flexibility and excellent possibilities for further development, particularly for those looking to increase living space and add value over time.

Externally, the property benefits from a driveway providing convenient off road parking and a garage attached to the side, while the rear garden is a standout feature. The garden is generous in size, beautifully presented and offers a fantastic outdoor space for relaxing, entertaining or further landscaping. The overall plot size enhances the development potential of the home and adds to its appeal.

The location is one of the property's strongest features, being situated in the highly desirable Finham area which is extremely popular with families due to its excellent local schooling. The property falls within reach of highly regarded schools including Finham Park School, making it a particularly attractive option for buyers prioritising education.

There are a wide range of local amenities nearby including shops, supermarkets, cafes and everyday conveniences. Coventry city centre is also easily accessible and offers extensive retail, dining and leisure facilities.

Transport links are excellent, with easy access to the A45 and A46 providing straightforward travel to Warwick, Leamington Spa, Birmingham and surrounding areas. Coventry railway station is also within convenient reach for commuters travelling further afield.

This is a rare opportunity to purchase a home with exceptional potential in one of Coventry's most desirable residential locations, offering a quiet setting, generous outdoor space and excellent future possibilities.

Living Room 13'1" x 17'10"

Dining Room 10'7" x 9'8"

Kitchen 10'2" x 7'9"

W/C 2'8" x 3'0"

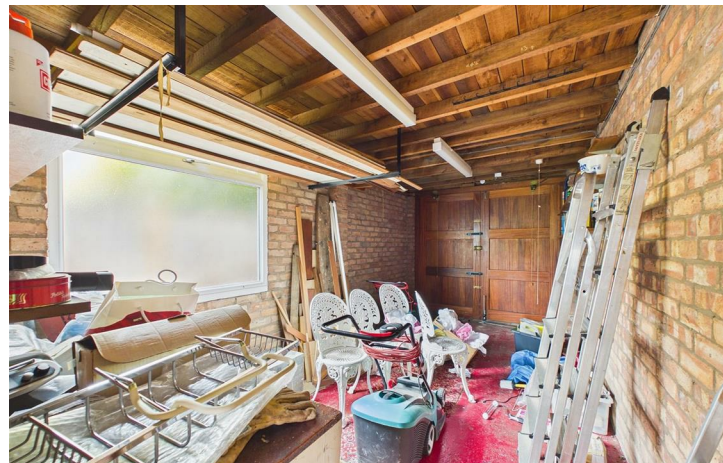
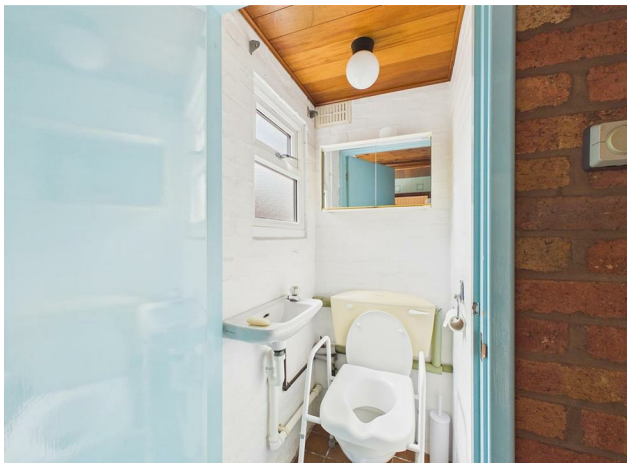
Garage 15'11" x 8'4"

Bedroom One 11'5" x 9'10"

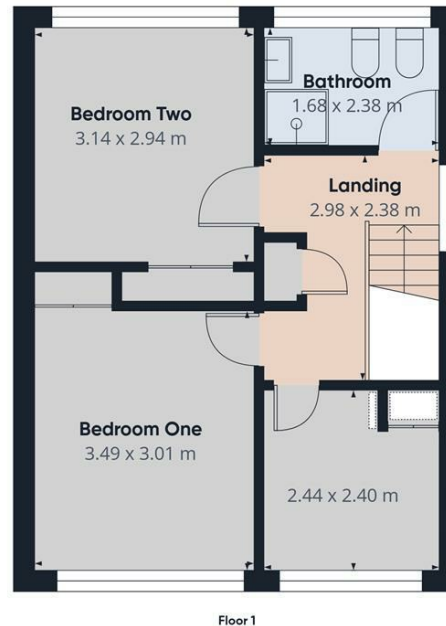
Bedroom Two 10'3" x 9'7"

Berom Three 8'0" x 7'10"

Bathroom 5'6" x 7'9"







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		
	69	80
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


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