


PROMINENCE
ESTATES



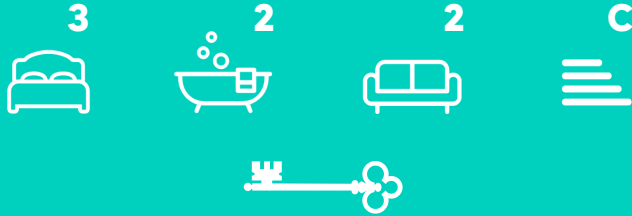
RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

DAVENTRY ROAD,
CHEYLESMORE, COVENTRY, CV3 5DH

GUIDE PRICE
£475,000

DAVENTRY ROAD



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This immaculate three bedroom semi detached home in the highly sought after area of Cheylesmore offers beautifully presented accommodation throughout, a stunning open plan living space, a separate home office and a large driveway. Positioned within the desirable CV3 5DH area, the property also benefits from a generous rear garden with patio area, making it an ideal family home ready to move straight into.

Upon entering the property, you are welcomed by a beautiful entrance hall which immediately sets the tone for the quality and style found throughout the home. To the front of the property is a cosy separate living room which provides the perfect space for relaxing, while a dedicated home office offers excellent flexibility for those working remotely or requiring additional reception space.

To the rear of the property is the true heart of the home, an impressive open plan living area combining the lounge, dining and kitchen spaces into one bright and sociable environment. This fantastic area is ideal for modern family living and entertaining guests, with ample natural light and a stylish finish throughout. The kitchen is fitted with modern units, quality work surfaces and integrated appliances, creating both practicality and visual appeal. Off the kitchen area is a useful utility room along with a contemporary shower room, adding further convenience for busy households.

The first floor comprises three well proportioned bedrooms, all presented to a high standard and offering comfortable accommodation for families, guests or home working. The family bathroom is modern and well maintained, complementing the overall finish of the home.

Externally, the property continues to impress with a large driveway providing ample off road parking to the front. To the rear is a stunning garden which has been beautifully maintained and includes a patio seating area, perfect for outdoor dining, entertaining or relaxing during the warmer months.

The location is a major advantage, with Cheylesmore being one of Coventry's most desirable residential areas. There are a range of local shops, supermarkets, cafes and everyday amenities within easy reach, along with excellent primary and

secondary schools nearby, making the area particularly popular with families.

Transport links are superb, with convenient access to the A45 and A46 providing straightforward travel to Warwick, Leamington Spa, Birmingham and surrounding areas. Coventry railway station and the city centre are also easily accessible, offering excellent commuter connections and a wide range of retail and leisure facilities.

This is a fantastic opportunity to purchase a beautifully presented family home in a prime Coventry location, offering stylish living space, practicality and exceptional outdoor areas.

Kitchen/Diner/Living Area 23'9" x 24'2"

Shower Room 3'8" x 6'0"

Utility Room 8'3" x 6'0"

Living Room 11'10" x 11'11"

Office 14'4" x 6'0"

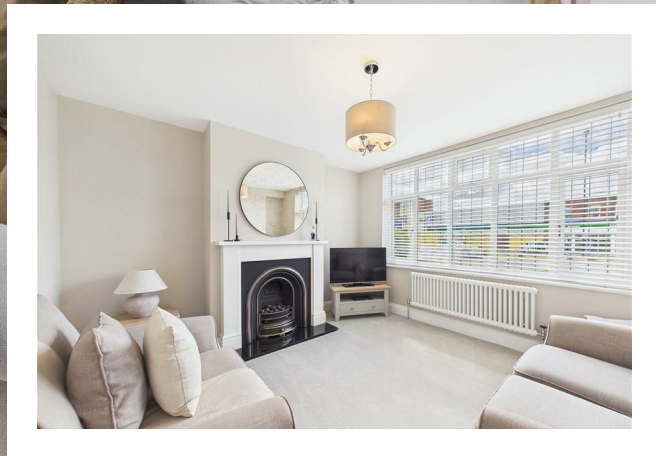
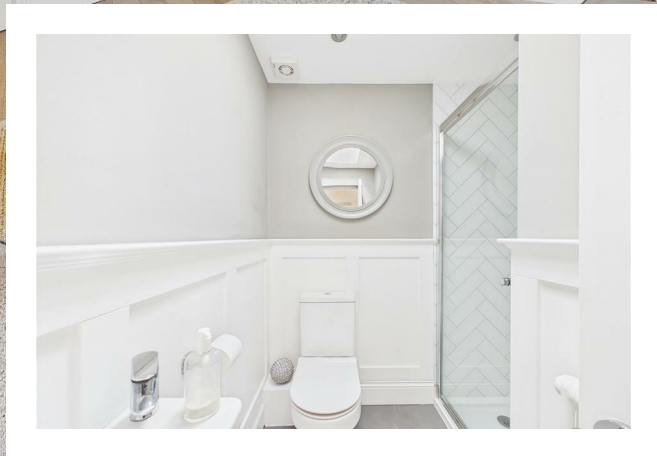
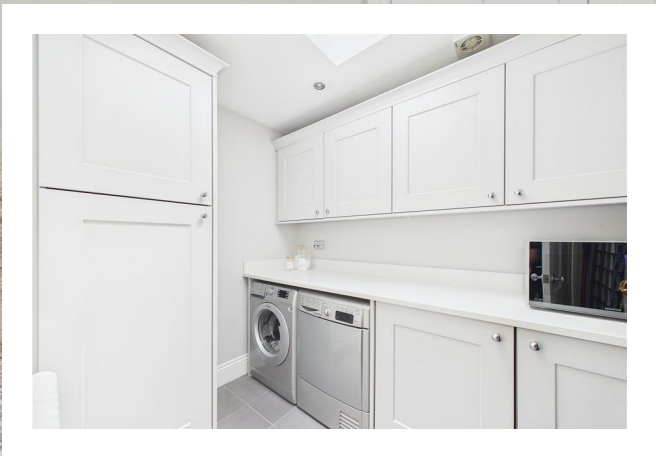
Bedroom One 11'10" x 12'0"

Bedroom Two 9'11" x 10'9"

Bedroom Three 9'10" x 6'10"

Bathroom 4'8" x 7'9"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	

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