PROMINENCE
ESTATES

★★★★★

**RESIDENTIAL**
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

# LICHFIELD ROAD,

CHEYLESMORE, COVENTRY, CV3 5FG

**OFFERS OVER**
**£350,000**

# LICHFIELD ROAD

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# PROMINENCE ESTATES

This substantial four bedroom end of terrace home occupies an impressive plot in the heart of the highly sought after Cheylesmore area and offers exceptionally versatile accommodation, making it ideal for multigenerational living or buyers seeking annex potential. Benefiting from a self contained fourth bedroom suite with its own kitchenette, office space and bathroom, alongside generous family living accommodation, an integral garage, driveway and a large rear garden, this is a rare opportunity to acquire a truly adaptable home in one of Coventry's most desirable locations.

Upon entering the property, you are welcomed by a bright entrance hall leading through to the main living accommodation. The property benefits from two comfortable reception rooms, offering flexible spaces for relaxing, entertaining or family life. The fitted kitchen provides an excellent range of storage and work surface space and is conveniently positioned alongside a practical downstairs W C. To the rear of the property is a light and airy sun room which also serves as a useful utility area, creating an additional living space overlooking the garden.

The first floor of the main house comprises three well proportioned bedrooms, all offering comfortable accommodation for family members or guests. A well appointed family bathroom completes the main living accommodation.

One of the standout features of this home is the self contained fourth bedroom suite, thoughtfully arranged to provide its own kitchenette, office space and bathroom. This highly versatile area is ideal for independent family members, older children, guests, those working from home or buyers looking for accommodation with annex potential.

Externally, the property occupies a generous plot with a large rear garden offering plenty of space for outdoor entertaining, family activities or future landscaping. The integral garage provides secure parking, excellent storage or the opportunity to create additional living space, subject to the necessary permissions. To the front, the driveway provides convenient off road parking.

Situated in the ever popular Cheylesmore area, the property is within easy reach of Daventry Road Parade, where you will find an excellent selection of independent shops, supermarkets, cafés, restaurants, pharmacies and other everyday amenities. Families are well served by a number of highly regarded primary and secondary schools, while nearby parks and green spaces provide excellent opportunities for recreation.

The property also enjoys outstanding transport links, with Coventry city centre and Coventry railway station just a short distance away, offering direct rail services to Birmingham, London and other major destinations. The A45 and A46 are also easily accessible, making commuting across the region straightforward.

Offering generous and flexible accommodation, a substantial plot and an outstanding location, this exceptional family home presents a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate the space, versatility and potential this unique property has to offer.

Living Room

Living Room

Kitchen

W/C

Sunroom/Utility

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

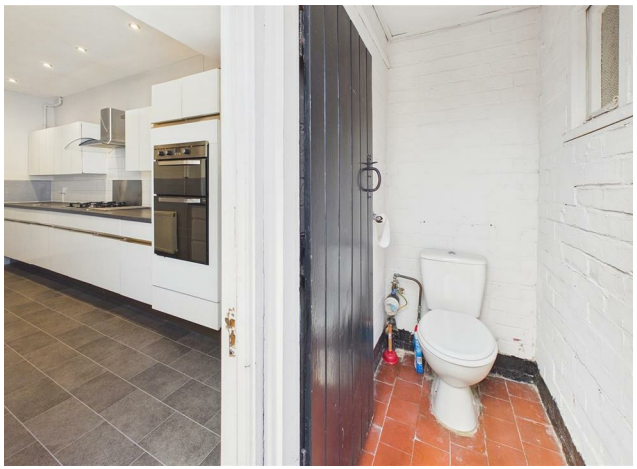
Office

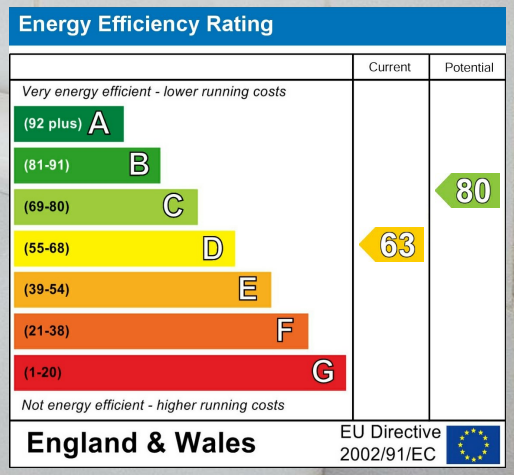
Kitchenette

Bathroom One

Bathroom Two

Garage



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