


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA



PENNINGTON WAY,
FOLESHILL, COVENTRY, CV6 5TJ

OFFERS OVER
£320,000

PENNINGTON WAY




PROMINENCE
— ESTATES —

This beautifully presented three bedroom semi detached home is situated in the popular area of Foleshill and offers spacious family accommodation throughout. Benefiting from a substantial rear extension, an impressive open plan kitchen diner, a ground floor shower room and a large driveway providing ample off road parking, this superb property is perfectly suited to growing families and buyers looking for a home that is ready to move straight into.

Upon entering the property, you are welcomed by a bright entrance hall leading to a comfortable separate living room, providing an ideal space to relax and unwind. To the rear of the property is the true heart of the home, a stunning open plan kitchen diner which has been created through the rear extension. This generous space offers plenty of room for cooking, dining and entertaining, making it perfect for modern family living. The kitchen is fitted with a range of contemporary units and ample work surface space, while the dining area enjoys an abundance of natural light. A practical ground floor shower room further enhances the versatility of the accommodation.

The first floor comprises three well proportioned bedrooms, all offering comfortable living space for families, guests or those working from home. The family bathroom is conveniently located to serve all bedrooms and completes the upstairs accommodation.

Externally, the property benefits from a large driveway to the front, providing ample off road parking for multiple vehicles. To the rear is a private garden offering an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

The property enjoys a convenient location close to a wide range of local amenities. A variety of supermarkets, independent shops, cafés and everyday conveniences are all within easy reach, while the nearby Arena Shopping Park offers an excellent selection of retail and leisure facilities. Families are well catered for with a number of well regarded primary and secondary schools nearby.

Transport links are excellent, with regular bus services providing easy access to

Coventry city centre. The property is also well positioned for the M6, M69 and A444, making it ideal for commuters travelling across the region. Coventry Arena railway station is also within easy reach, offering additional rail connections.

Combining generous living space, modern family accommodation and a highly convenient location, this impressive home represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to appreciate everything this fantastic property has to offer.

Living Room 11'3" x 13'1"

Kitchen/Diner 14'8" x 21'3"

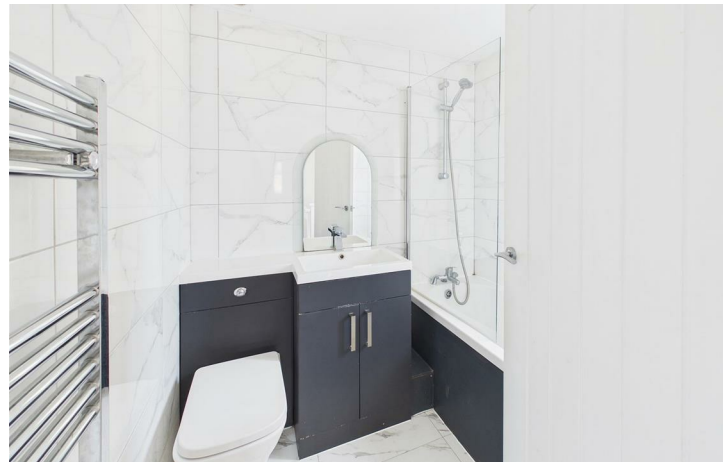
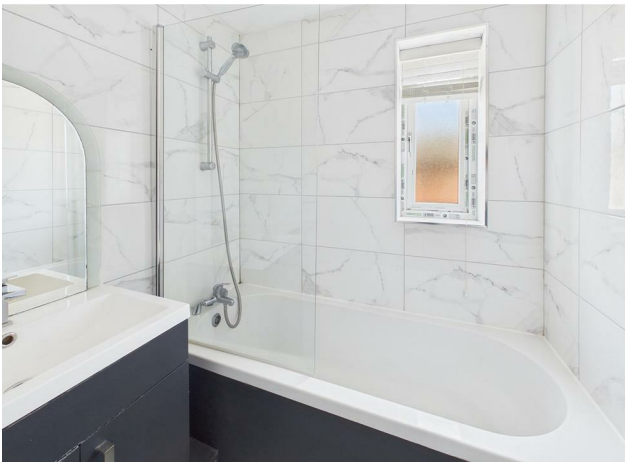
Shower Room 6'9" x 2'6"

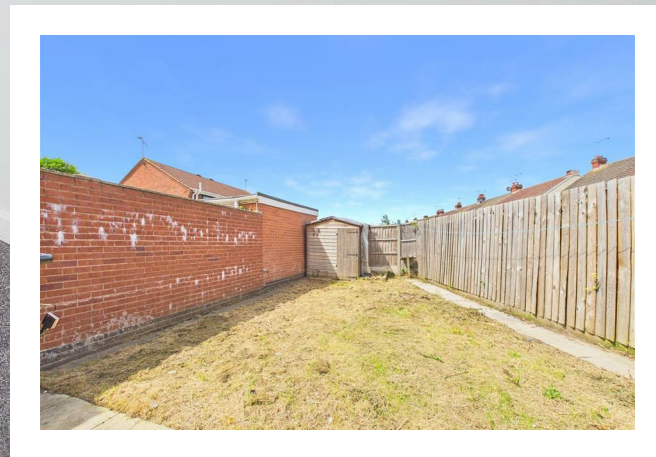
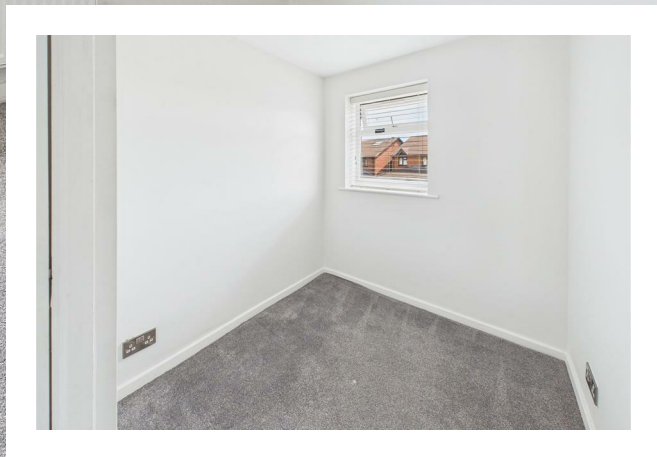
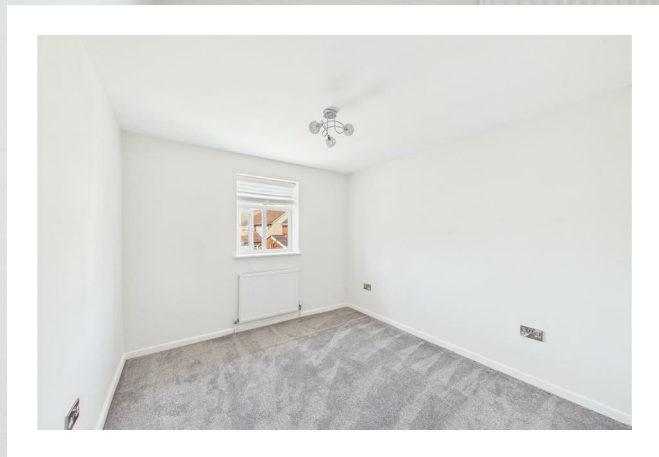
Bedroom One 8'11" x 11'10" x 9'2" x 9'9"

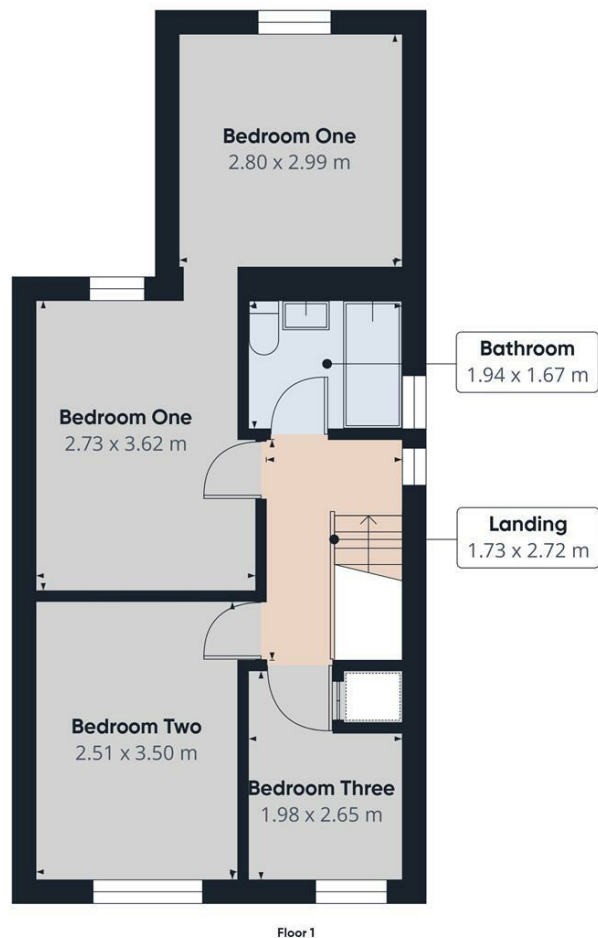
Bedroom Two 8'2" x 11'5"

Bedroom Three 6'5" x 8'8"

Bathroom 6'4" x 5'5"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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 	

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