


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

CORNELIUS STREET,
CHEYLESMORE, COVENTRY, CV3 5FJ

OFFERS OVER
£250,000

CORNELIUS STREET



PROMINENCE

— ESTATES —

This beautifully presented three bedroom end of terrace home occupies an enviable corner plot in the highly sought after area of Cheylesmore and benefits from a larger than average rear garden, a detached garage and well maintained accommodation throughout. Offering a porch, an open plan living room and dining room, a conservatory and excellent outdoor space, this superb family home is perfectly suited to first time buyers, growing families and those looking to move into one of Coventry's most desirable residential locations.

Upon entering the property, you are welcomed by a practical entrance porch leading through to a bright and spacious open plan living room and dining room. This versatile space provides an ideal setting for both relaxing and entertaining, with plenty of room for family life. The separate kitchen is fitted with a range of units and offers practical workspace and storage, while the adjoining conservatory provides an additional reception area overlooking the rear garden, making it a wonderful place to enjoy throughout the year.

The first floor comprises three well proportioned bedrooms, all presented to a good standard and offering flexible accommodation for families, home workers or visiting guests. The family bathroom is conveniently located to serve all three bedrooms and completes the upstairs accommodation.

Externally, the property is a real standout thanks to its generous corner plot. The larger than average rear garden offers an excellent degree of privacy and features a patio area which is perfect for outdoor dining, entertaining or relaxing during the warmer months. The detached garage provides secure parking, additional storage or the potential for use as a workshop or hobby space.

Situated in the heart of Cheylesmore, the property is within easy reach of Daventry Road Parade, where you will find a wide range 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 nearby, while local parks and green spaces add to the area's appeal.

The location also offers excellent transport links, with Coventry city centre and

Coventry railway station just a short distance away, providing direct rail services to Birmingham, London and other major destinations. The A45 and A46 are easily accessible, making commuting across the region straightforward.

Offering generous outdoor space, versatile accommodation and a fantastic location, this excellent family home presents a wonderful opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Porch 5'0" x 3'1"

Living Room/Dining Room 10'6" x 23'7"

Kitchen 7'1" x 11'3"

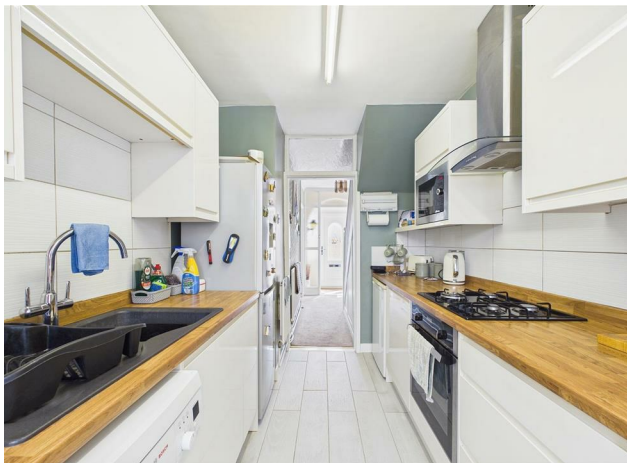
Sunroom 12'7" x 9'7"

Bedroom One 9'2" x 12'4"

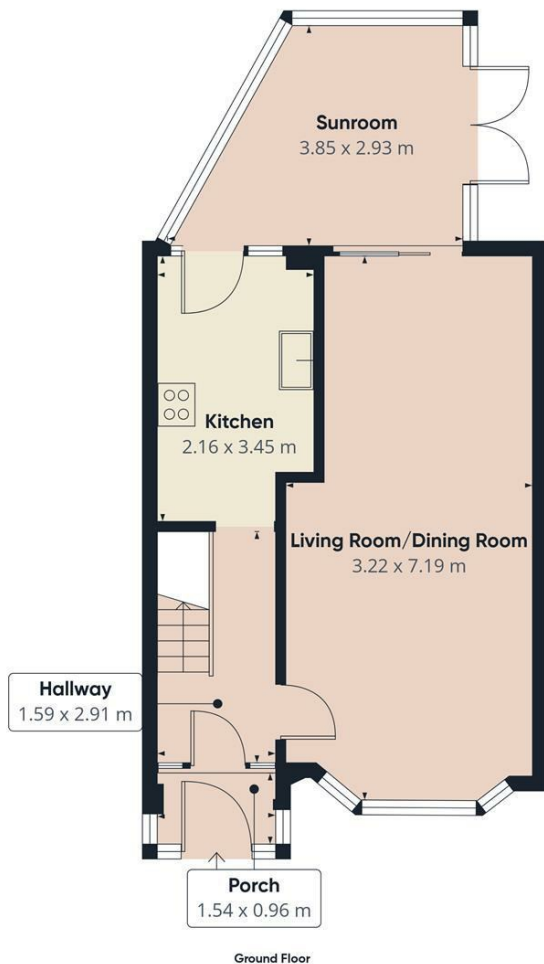
Bedroom Two 8'11" x 11'1"

Bedroom Three 6'9" x 7'3"

Bathroom 7'0" x 6'0"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(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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