


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

BURNHAM ROAD,
WHITLEY, COVENTRY, CV3 4BS

GUIDE PRICE
£250,000

BURNHAM ROAD



PROMINENCE

— ESTATES —

This beautifully presented two bedroom mid terraced home in the popular CV3 4BS area offers an extended kitchen with a central island and bi folding doors, a separate utility room, a driveway and a versatile outbuilding with power. With excellent kerb appeal and tasteful decoration throughout, the property provides flexible living space and the added benefit of a master bedroom that is currently divided to create an additional bedroom area, which can easily be reverted. This is an ideal purchase for families, first time buyers or those working from home.

The ground floor accommodation includes a welcoming living room which is well decorated and provides a comfortable space for relaxing. To the rear, the extended kitchen is a real focal point of the home. It features a central island, ample storage and work surface space, and bi folding doors that open out to the garden, allowing plenty of natural light to flow in and creating an excellent space for entertaining. The separate utility room adds practicality and keeps the main kitchen area uncluttered.

Upstairs, the property offers two bedrooms and a family bathroom. The master bedroom is currently arranged with a stud partition to create a third bedroom area. While this alteration does not have building regulations approval, it offers flexible use and can easily be converted back to reinstate a larger principal bedroom if preferred.

Externally, the rear garden provides a pleasant outdoor space for relaxing and socialising. At the bottom of the garden there is a substantial outbuilding with power, which could be used as a home

office, gym, studio, bar or hobby space depending on individual needs. To the front, the driveway provides valuable off road parking and enhances the overall appearance of the property.

The property is well positioned for access to local amenities, including nearby shops, supermarkets and everyday conveniences. There are well regarded primary and secondary schools within easy reach, making the area popular with families. Coventry city centre is a short distance away and offers a wide range of retail, dining and leisure facilities.

Transport links are excellent, with regular bus services operating locally and convenient access to the A45 and A46 for commuting to surrounding areas including Warwick, Leamington Spa and Birmingham. This is a fantastic opportunity to purchase a stylish and versatile home in a desirable part of Coventry.

Living Room 12'2" x 20'0"

Kitchen 14'4" x 13'4"

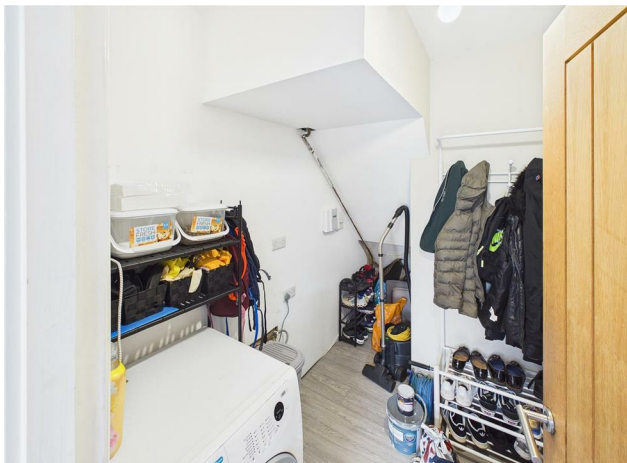
Utility Room 5'8" x 6'1"

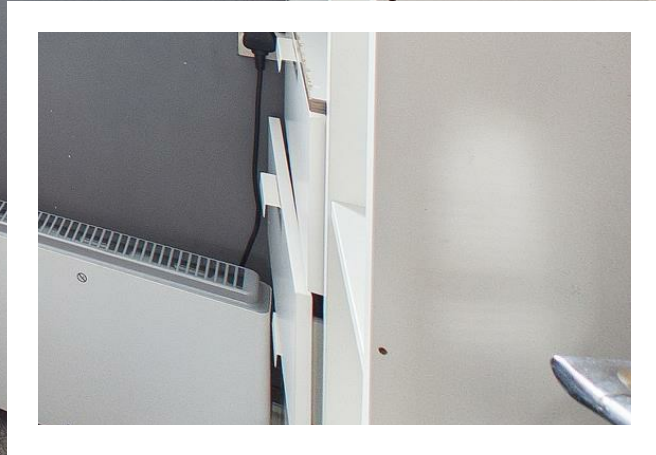
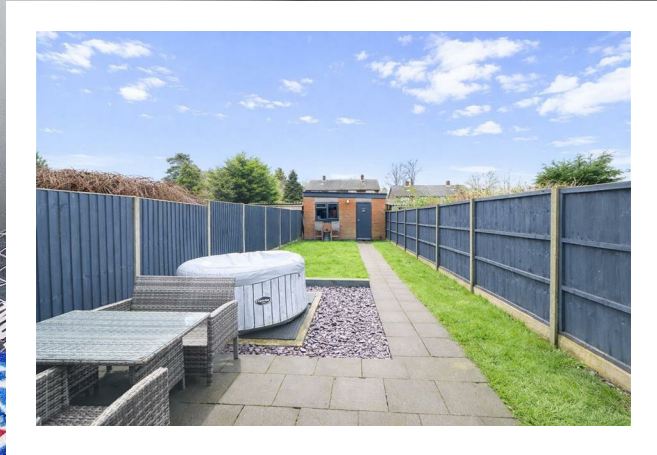
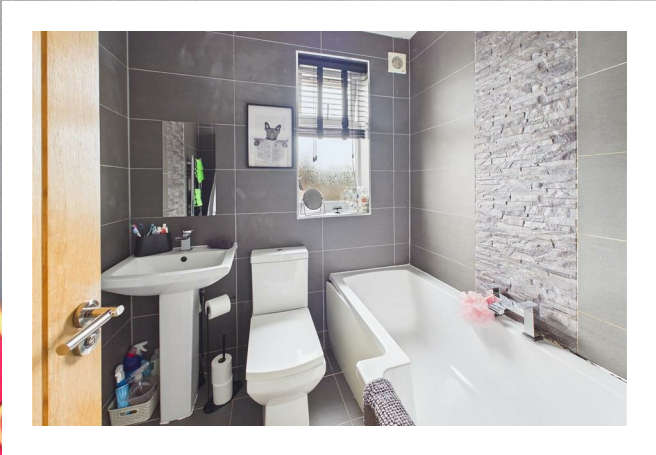
Bedroom One 9'1" x 10'11"

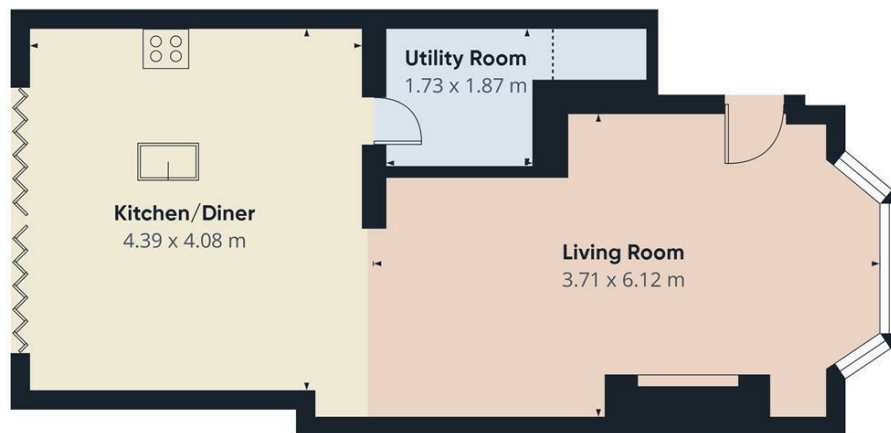
Bedroom Two 8'9" x 9'3"

Bedroom Three 6'2" x 6'7"

Bathroom 6'5" x 5'5"







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		
England & Wales	58	71
EU Directive 2002/91/EC		

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