


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ST. MARTINS ROAD,
FINHAM, COVENTRY, CV3 6ET

OFFERS OVER
£525,000

ST. MARTINS ROAD



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Situated in the highly desirable Finham area of Coventry, this spacious four bedroom semi detached dormer bungalow offers an excellent opportunity to purchase a much loved family home with a versatile layout and exciting future potential. The property occupies a generous plot and benefits from a driveway, integral garage, private rear garden, downstairs master bedroom with en suite, office or play room and a superb open plan kitchen, living room and diner. There are three further bedrooms and a family bathroom upstairs, while the property has also previously benefited from planning permission for further development. The location is particularly attractive for families, being well positioned for Finham Park School catchment.

The property has been a well loved family home for many years and offers spacious and flexible accommodation arranged over two floors. Upon entering, the welcoming entrance provides access to the principal living areas and downstairs accommodation, with stairs rising to the first floor.

The downstairs master bedroom is a particularly valuable feature and provides a generous private bedroom with its own en suite facilities. Having a bedroom and en suite on the ground floor offers excellent flexibility and could be particularly useful for families, guests or buyers looking to future proof their home.

Also located on the ground floor is a versatile office or play room. This additional space could be used to suit the needs of the new owners, whether as a home office, children's play room or study.

The impressive open plan kitchen/diner and living room provides a fantastic central hub for family life and entertaining. The layout creates a sociable and versatile space where cooking, relaxing and spending time together can all take place within one generous area. This is an ideal arrangement for modern family living and offers plenty of scope for the new owners to personalise the space to their own taste and requirements.

To the first floor are three further bedrooms together with a family bathroom. The additional bedrooms provide excellent flexibility for children, guests or those requiring dedicated home working space. With four bedrooms in total, the property offers ample accommodation for a growing family.

Outside, the property occupies a generous plot with a good size driveway providing useful off road parking and access to the integral garage. The garage offers valuable additional storage and could provide further versatility depending on the requirements of the new owner.

To the rear is a generous garden which enjoys a good degree of privacy. The garden provides plenty of space for children to play, outdoor entertaining and gardening, there is a lovely patio area with solid granite, while also offering a lodge currently being used as a pub but is very

versatile to suit ones needs such as a further social area, study or playroom. The size and privacy of the rear garden are significant advantages of the property.

Another notable benefit is that the property has previously had planning permission for further development. This provides an indication of the potential available to extend or adapt the accommodation, subject to any current planning requirements and the necessary permissions being obtained. Buyers are advised to make their own enquiries with Coventry City Council regarding any future development proposals.

The property is situated in the sought after Finham area, which is particularly popular with families due to its range of amenities, schooling and excellent access to Coventry and surrounding areas. Local shops and everyday conveniences are available within the surrounding area, while nearby shopping facilities provide supermarkets, cafés, restaurants and other essential services.

The area is well served by a selection of schools, with Finham Park School being a particularly sought after local secondary school. There are also a number of primary schools within the surrounding area, making the location attractive to families with children of different ages. School catchment areas and admission arrangements should always be confirmed directly with the relevant school and Coventry City Council.

For commuters, the property benefits from good transport connections into Coventry city centre and towards surrounding towns and villages. There are regular bus services in the wider area, while the road network provides convenient access towards the A45, A46 and wider motorway network. Coventry railway station is also accessible, providing regular services towards Birmingham, London and other major destinations.

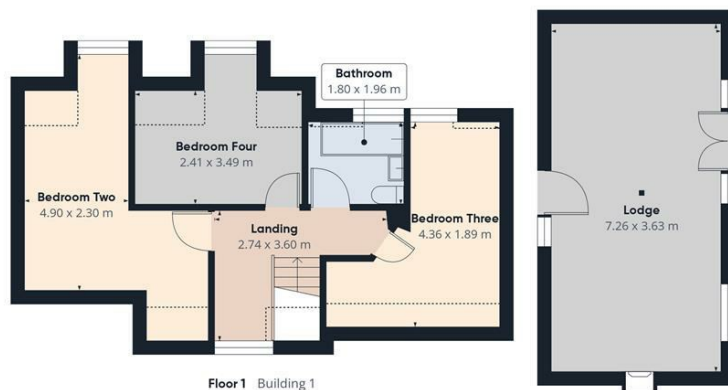
There are also a variety of parks, recreational facilities and open spaces within easy reach, providing opportunities for walking, exercise and family activities. Coventry city centre is readily accessible and offers an extensive range of shopping, restaurants, entertainment and cultural attractions.

Overall, this is a fantastic opportunity to acquire a spacious four bedroom semi detached dormer bungalow in one of Coventry's most desirable residential areas. The combination of a downstairs master bedroom with en suite, office or play room, open plan kitchen and living room, three further bedrooms, family bathroom, integral garage, driveway and generous private garden makes this a highly versatile family home. The previous planning permission also adds further appeal for buyers looking for future potential.

Having been a much loved family home for many years, this property now offers the next owner







Ground Floor Building 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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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