




PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

HEPWORTH ROAD,
BINLEY, COVENTRY, CV3 2XE

OFFERS OVER
£465,000

HEPWORTH ROAD



PROMINENCE

ESTATES

A beautiful four-bedroom detached family home on the popular Morrisons Estate. This well-maintained property on Hepworth Road offers spacious living, stylish presentation, and a versatile layout perfect for modern family life. The home features an appealing frontage with driveway parking and an integral garage. Inside, the property is in excellent condition and ready to move into.

On the ground floor, there is a welcoming entrance hall leading to a spacious lounge with a bay window and feature fireplace. A separate dining room overlooks the rear garden, ideal for both family meals and entertaining. The fitted kitchen is bright and practical, offering ample storage and worktop space, with access to a utility room and a convenient downstairs WC. The integral garage provides extra storage and has potential for conversion, subject to the necessary consents.

Upstairs, the property offers four generously sized bedrooms, all with fitted wardrobes. The master bedroom also benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The rear garden is private and well maintained, featuring a patio area, lawn, and mature borders. Fully enclosed, it is perfect for families and pets.

The location is well served by local amenities. Everyday shopping needs can be met close by at Morrisons and Warwickshire Shopping Park, which offers a range of shops including convenience, home goods and more, with additional city-centre shopping at West Orchards Shopping Centre and Lower Precinct Shopping Centre a short drive away.

Families will appreciate the variety of nearby schools, such as Clifford Bridge Academy, Ernesford Grange Primary School, and Ernesford Grange Community academy, with other local options including Sowe Valley Primary School and Caludon Castle School. Situated on the highly regarded Morrisons Estate, the property is also close to a range of other amenities, transport links and green spaces within the wider CV3 area.

Entrance Hallway

Living Room

13'1" x 16'2"

Dining Room

9'0" x 8'9"

Kitchen

9'9" x 12'7"

Laundry Room

5'0" x 5'9"

Ground Floor WC

Master Bedroom

10'1" x 10'0"

En-Suite

Bedroom Two

9'4" x 9'0"

Bedroom Three

7'10" x 7'3"

Bedroom Four

7'10" x 8'11"

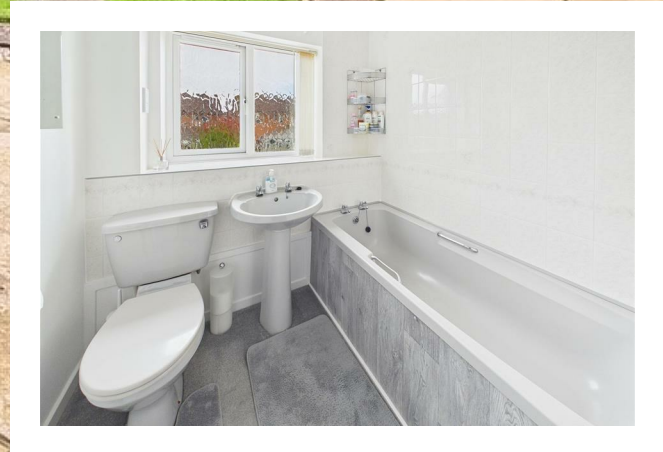
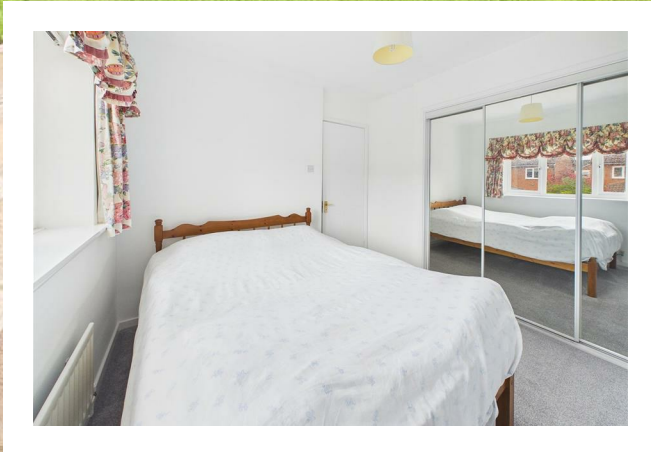
Bathroom

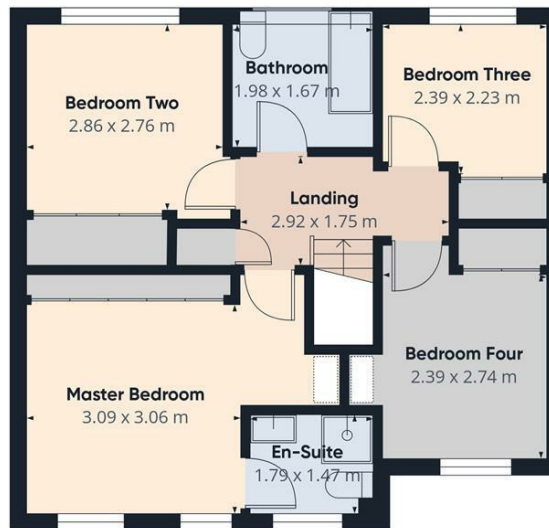
6'5" x 5'5"

Garage

7'4" x 16'7"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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