


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

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

GUIDE PRICE
£675,000

ST. MARTINS ROAD



PROMINENCE ESTATES

This heavily extended four bedroom semi detached home in the highly sought after CV3 6EU area offers an impressive open plan kitchen diner, multiple reception spaces, two ensuites, a garage and spacious accommodation across three floors. Located within the Finham Park School catchment area, the property also benefits from a full smart home system, integrated audio in every room, underfloor heating throughout the ground floor and a comprehensive security system to both the front and rear, making it an exceptional choice for modern family living.

The ground floor provides a fantastic range of living space, centred around a large open plan kitchen diner which forms the heart of the home. This area offers ample room for cooking, dining and entertaining, with a bright and sociable layout perfect for family life. The addition of underfloor heating enhances comfort throughout this level. Further ground floor features include a separate snug room, a dedicated office ideal for home working, a practical utility room and a convenient W C. The integrated smart system and audio setup allow seamless control of lighting, heating and sound, creating a high specification living environment.

On the first floor, the master bedroom is a standout feature, offering a generous size along with fitted wardrobes and a modern ensuite. There are two further double bedrooms on this floor, both well proportioned and suitable for family members or guests. The main bathroom is finished to a high standard and includes a freestanding shower, a bath and twin wash hand basins, creating a stylish and functional space.

The top floor offers an additional spacious bedroom complete with fitted wardrobes and its own ensuite, making it an ideal guest suite or private space for older children.

Externally, the property benefits from a rear garden which provides a great space for relaxing and entertaining. The full security system covers both the front and rear of the property, offering peace of mind for homeowners. There is an outhouse built for multi purpose use. The overall plot complements the internal accommodation and adds to the appeal of this substantial home.

The location is a key highlight, with a range of local shops, supermarkets and

everyday amenities close by. The property falls within the Finham Park School catchment area, one of the most desirable in Coventry, making it particularly attractive for families. Coventry city centre is within easy reach, offering extensive retail, dining and leisure facilities.

Transport links are excellent, with regular bus services nearby and convenient access to the A45 and A46, providing straightforward routes to surrounding areas including Warwick, Leamington Spa and Birmingham. Coventry railway station is also easily accessible for commuters.

This is a rare opportunity to acquire a substantial and beautifully extended family home in a prime location, offering exceptional space, high specification features and access to highly regarded schools.

Living Room

Kitchen/Living Area

Utility Room

Office

W/C

Garage

Master Bedroom

En-Suite

Bedroom Two

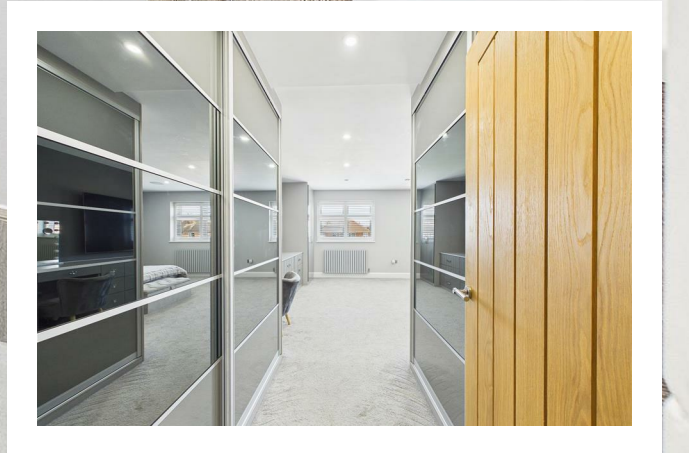
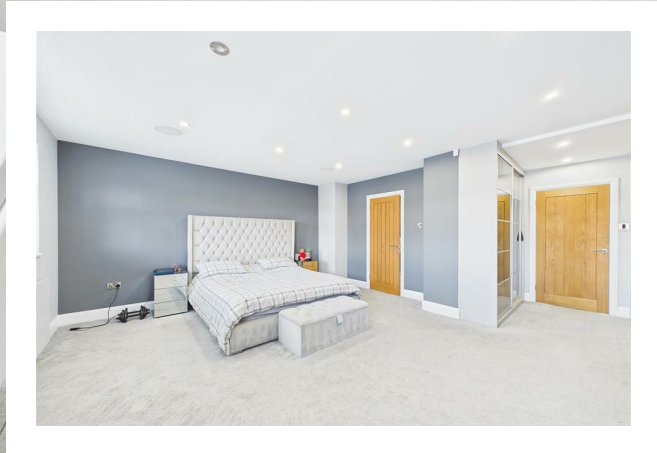
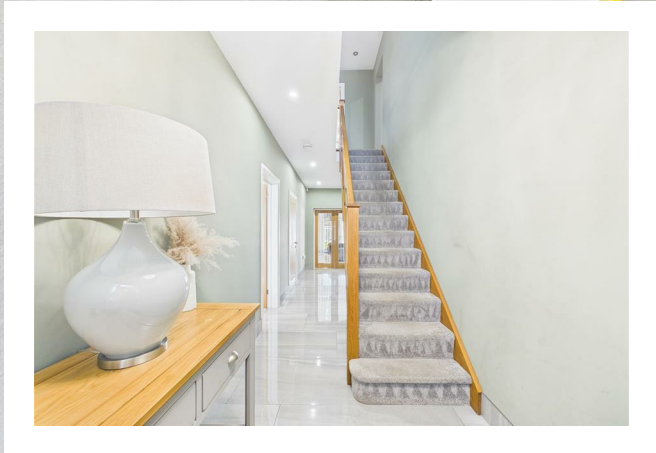
En-Suite

Bedroom Three

Bedroom Four

Summer House







Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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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