


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

SILKSBY STREET,
CHEYLESMORE, COVENTRY, CV3 5FX

GUIDE PRICE
£270,000

SILKSBY STREET




PROMINENCE
— ESTATES —

This neatly presented three bedroom end of terrace home is situated in the popular Cheylesmore area of Coventry and offers excellent potential thanks to its larger than usual plot for the road. The property benefits from a spacious living room, a kitchen and dining room, a sunroom, three good sized bedrooms and a family bathroom. Plans for further development are available, subject to renewal and the necessary planning permissions, making this an exciting opportunity for buyers looking for a home with scope to add value and create additional living space.

Upon entering the property, you will find comfortable and practical accommodation, with the living room providing a welcoming space to relax with family or entertain guests. The kitchen and dining room offer a versatile area for everyday meals and social occasions, while providing a dedicated space for cooking and dining.

Leading from the main accommodation, the sunroom offers additional flexibility and could be used as a second sitting area, a reading space or somewhere to enjoy views of the garden throughout the year. This additional reception space enhances the versatility of the property and provides further opportunity to tailor the home to suit individual needs.

Upstairs, there are three good sized bedrooms, offering plenty of room for family members, guests or those needing space to work from home. The family bathroom completes the first floor accommodation.

One of the property's most appealing features is the larger than usual plot, which provides exciting potential for future improvement or development, subject to the relevant permissions. With plans available for renewal, prospective buyers may wish to explore the possibilities and make the most of the additional space this property offers.

The property is conveniently located for the amenities of Cheylesmore, with local shops, convenience stores, cafés and takeaways available along Daventry Road. There are also supermarkets and further shopping facilities within easy reach, while Coventry city centre offers a wider selection of high street shops, restaurants, leisure facilities and entertainment venues.

For families, the surrounding area offers a choice of schools, including Manor Park Primary School and All Saints Church of England Primary School, with further primary and secondary education options available across Coventry. The area also benefits from local parks and recreational facilities, providing opportunities for outdoor activities and family leisure.

Transport connections are another advantage of the location. Local bus services provide links to Coventry city centre and surrounding areas, while Coventry railway station offers services to destinations including Birmingham and London. The surrounding road network also provides

convenient access to the A45 and wider routes for commuters travelling further afield.

Overall, this is an appealing three bedroom end of terrace home offering comfortable accommodation, useful additional living space and significant potential due to its larger than usual plot. With a living room, kitchen and dining room, sunroom, three good sized bedrooms and plans available for renewal, this property represents an excellent opportunity for buyers looking to create a home suited to their own needs in a convenient Coventry location.

Living Room 10'11" x 8'9"

Kitchen/Dining Room 9'10" x 15'5"

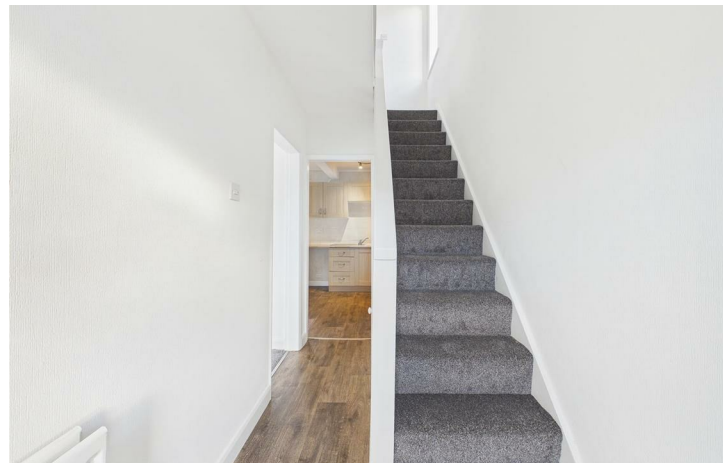
Sun Room 8'10" x 13'3"

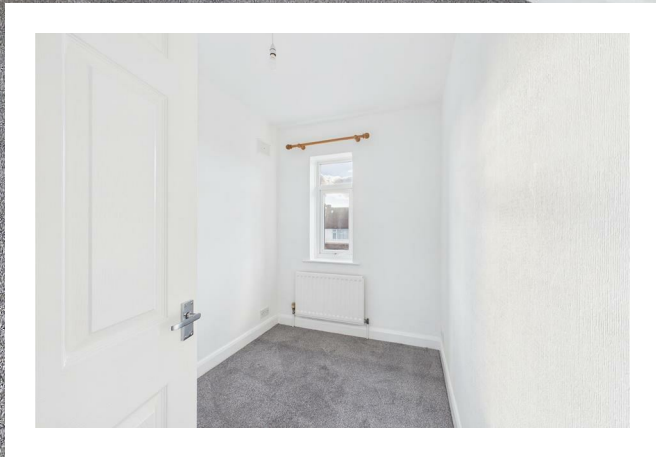
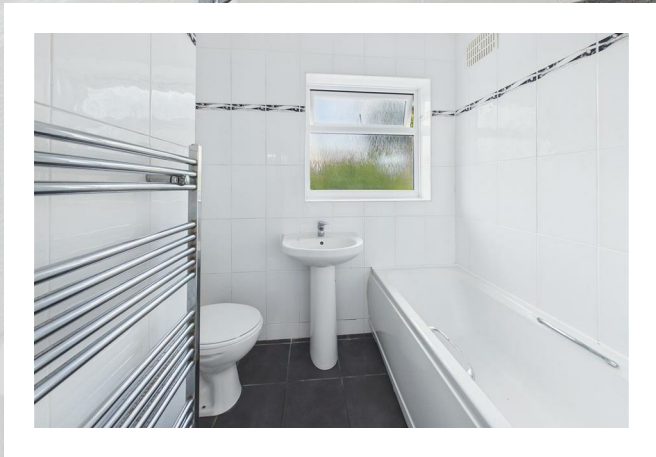
Bedroom One 11'11" x 8'10"

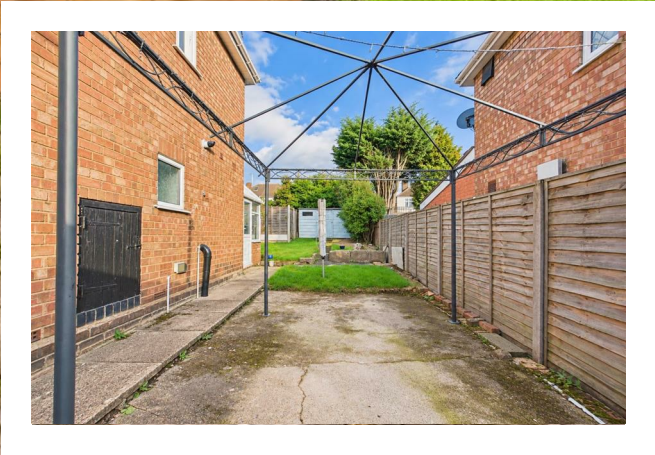
Bedroom Two 9'1" x 9'7"

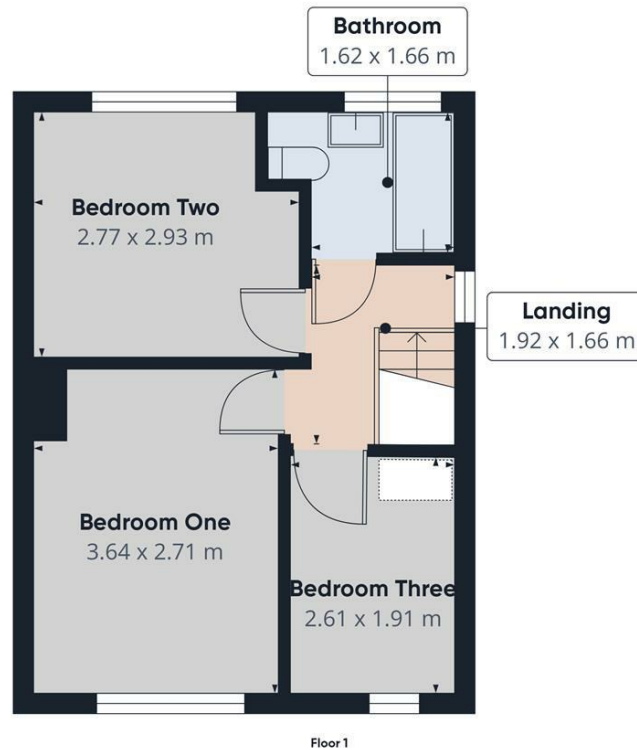
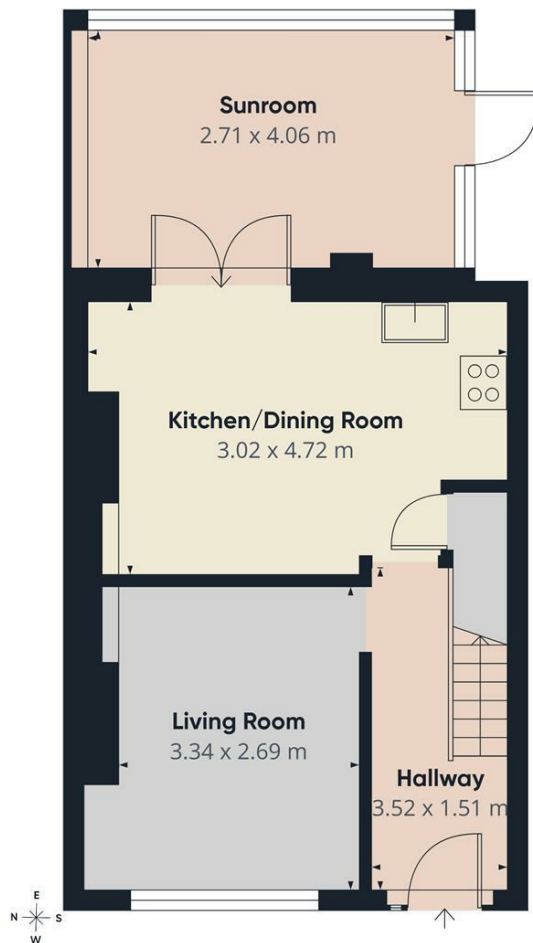
Bedroom Three 8'6" x 6'3"

Bathroom 5'3" 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		
	63	79
England & Wales		EU Directive 2002/91/EC

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