

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**COURTLEET ROAD,**  
CHEYLESMORE, COVENTRY, CV3 5GS

**OFFERS OVER**  
**£325,000**



## COURTLEET ROAD



**PROMINENCE**  
— ESTATES —

\*\*\*With planning permission for a single story rear extension and loft conversion\*\*\*This beautifully presented three-bedroom semi-detached house is located in the highly desirable area of Cheylesmore, offering a perfect blend of modern living and convenience. The property boasts a welcoming entrance hall leading to a spacious, light-filled lounge and a contemporary kitchen with ample storage space and room for dining, ideal for family living.

Upstairs, you will find three well-proportioned bedrooms, along with a stylish family bathroom. Each room is well-maintained and offers a comfortable living space for all.

Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles, as well as a neatly maintained rear garden, perfect for outdoor entertaining or relaxation.

With its well-presented interiors and sought-after location close to local amenities, schools, and transport links, this home is an excellent opportunity for families and professionals alike. Don't miss out on this fantastic property in one of Cheylesmore's most popular neighborhoods.

**Living Room 30'8" x 11'6"**

**Kitchen 14'0" x 7'9"**

**Sun Room 13'6" x 11'3"**

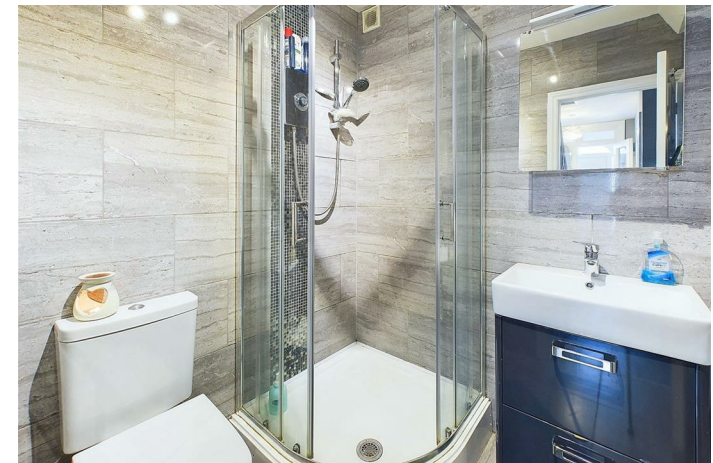
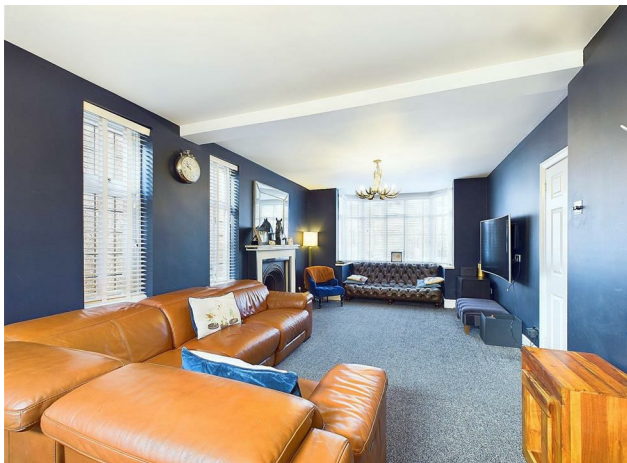
**Shower Room 5'9" x 5'5"**

**Master Bedroom 14'9" x 10'7"**

**Bedroom Two 8'3" x 11'2"**

**Bedroom Three 7'10" x 6'4"**

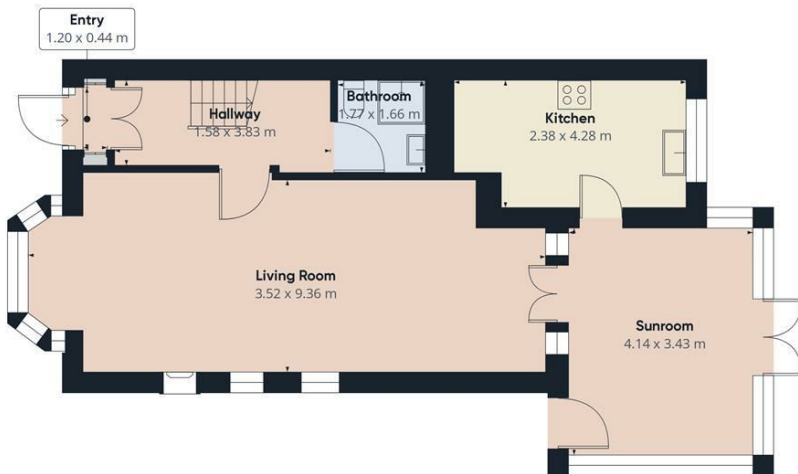
**Bathroom 8'7" x 5'4"**












Ground Floor



Floor 1



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Prominence Estates  
5 Queen Isabels Avenue,  
Cheylesmore,  
Coventry,  
CV3 5GE

02476 309 826  
sales@prominenceestates.com  
www.prominenceestates.com

  
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