

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA



**DAVENTRY ROAD,**  
CHEYLESMORE, COVENTRY, CV3 5DL

**OFFERS OVER**  
**£375,000**



## DAVENTRY ROAD



# PROMINENCE

ESTATES

This charming 3-bedroom semi-detached home, located in the highly sought-after area of Cheylesmore, offers fantastic curb appeal with its attractive exterior and well-maintained frontage. The property boasts a large driveway providing ample off-road parking, complemented by an attached garage for additional convenience and storage.

Internally, the home offers a spacious layout that's ready for a modern makeover. While in need of some updating, it presents an excellent opportunity to create a home tailored to your style and needs. The ground floor features a generous living room with a large window allowing natural light to flood the space, a separate dining area, and a kitchen that, with a little imagination, could be transformed into a contemporary hub. Upstairs, the three well-proportioned bedrooms provide comfortable living space, along with a family bathroom that offers the potential for renovation.

The location of this property is a standout feature. Cheylesmore is a highly sought-after residential area, known for its strong sense of community and excellent local amenities, including highly rated schools, shops, parks, and cafes. Commuting is made easy with convenient access to major road networks, as well as public transport links to the city center and beyond.

This home offers an exciting project for those looking to invest in a prime location and create their dream family home. With a little vision and effort, this property has the potential to become a truly wonderful space. Don't miss out on this fantastic opportunity!

**Living Room 11'5" x 13'1"**

**Living Room 13'11" x 11'1"**

**Kitchen 16'9" x 8'0"**

**Downstairs W/C 9'5" x 2'9"**

**Garage/Utility Room 18'3" x 12'3"**

**Garage 16'7" x 14'2"**

**Master Bedroom 13'2" x 9'10"**

**Bedroom Two 11'10" x 11'1"**

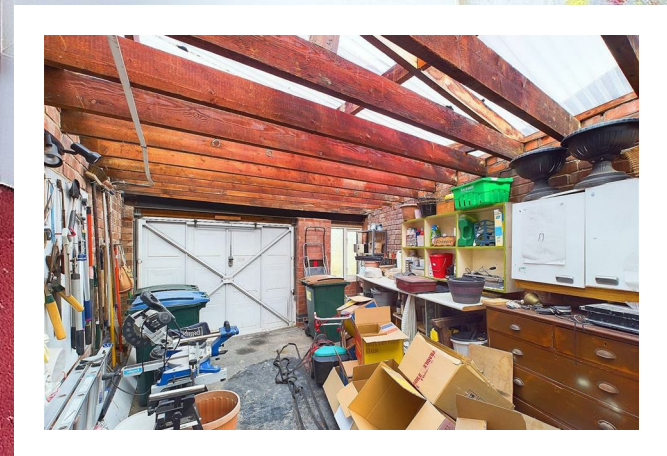
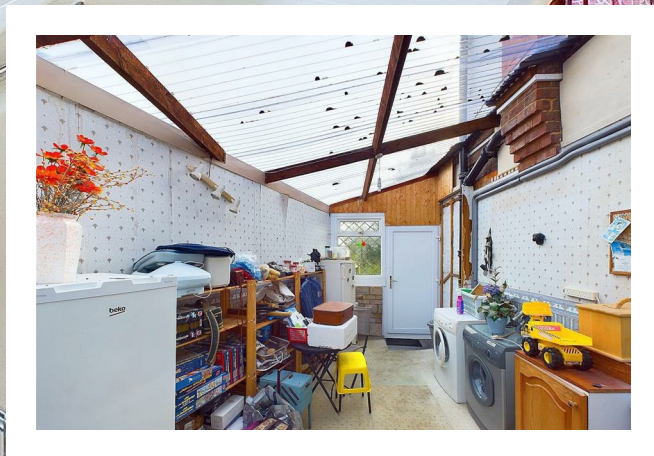
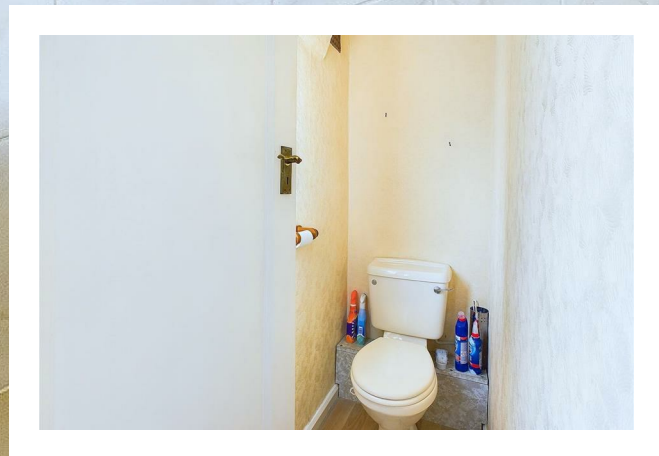
**Bedroom Three 13'2" x 6'4"**

**Bathroom 7'7" x 4'11"**

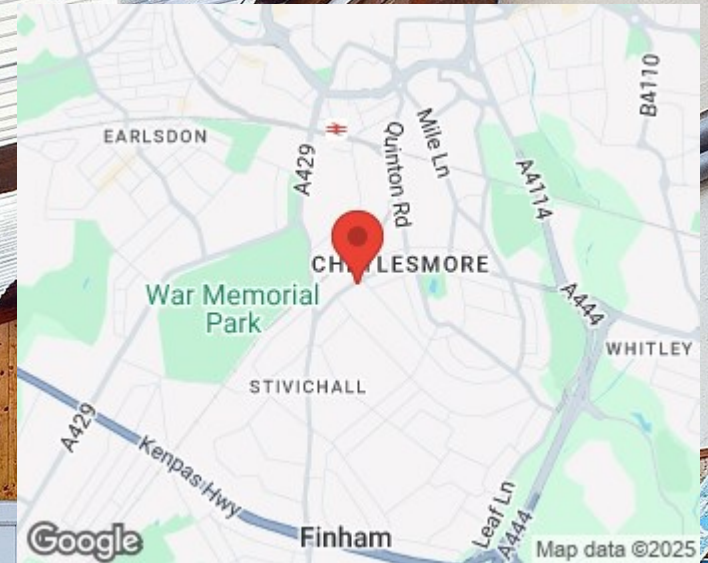
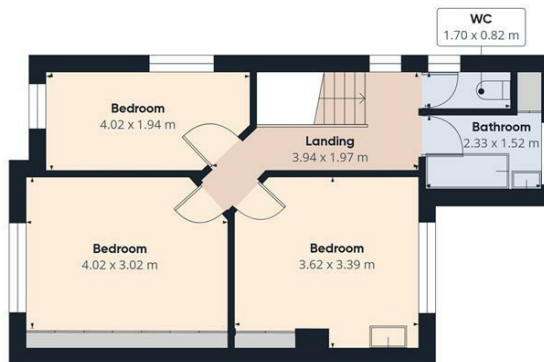
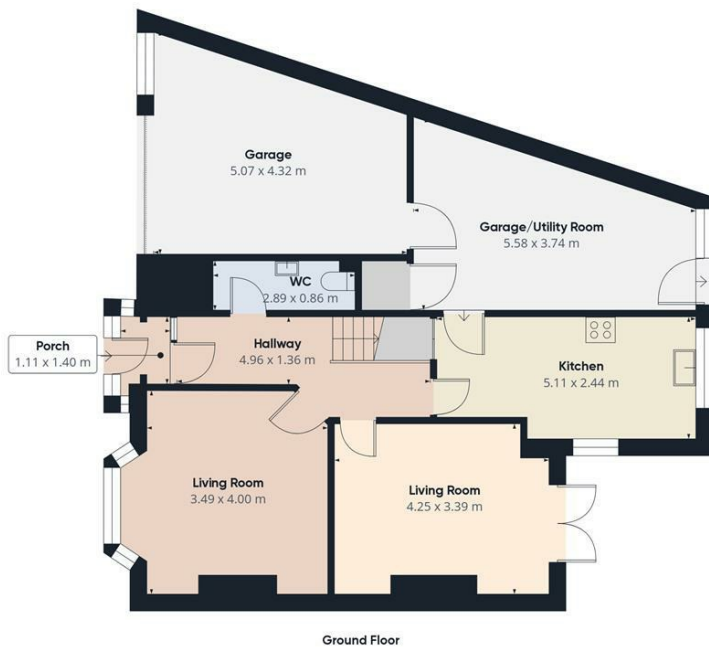
**Upstairs W/C 5'6" x 2'8"**












#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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