


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

JOHN GRACE STREET,
CHEYLESMORE, COVENTRY, CV3 5GZ

OFFERS OVER
£240,000

JOHN GRACE STREET



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— ESTATES —

This three bedroom end of terraced home is situated on a generous corner plot in the popular residential area of Cheylesmore. The property offers a garage to the side, off road parking in front, and a good sized rear garden, making it an ideal opportunity for buyers looking to modernise and create a home to their own tastes.

Internally, the property comprises a spacious lounge, a separate kitchen and dining area, three bedrooms and a family bathroom. While the home is in need of modernisation, it presents excellent potential for renovation and extension, subject to planning permissions. The layout and positioning of the property allow for great natural light and comfortable family living.

Located in CV3 5GZ, the property is close to a range of amenities including shops, supermarkets and local parks. There are well regarded schools nearby,

making the area attractive for families. Transport links are excellent with easy access to the A45 and A46, as well as convenient routes into Coventry city centre and towards Leamington Spa and Warwick. Coventry railway station is also just a short drive away, offering regular services to Birmingham and London.

This is a fantastic opportunity to acquire a property with scope to add value in a highly sought after area.

[Living Room](#)

[Dining Room](#)

[Kitchen](#)

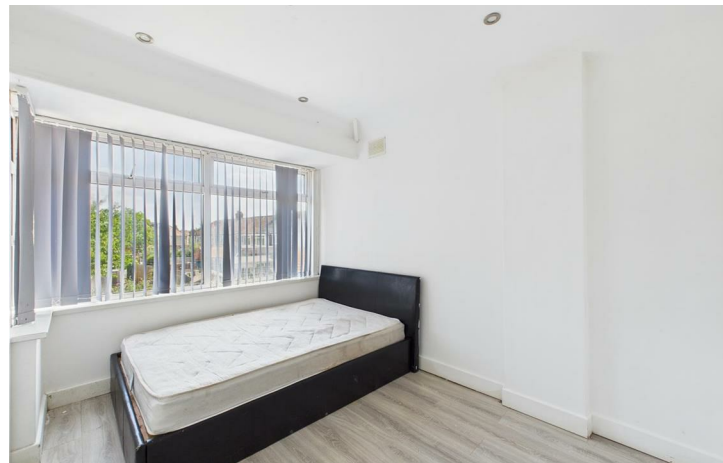
[Utility Room](#)

[Bedroom One](#)

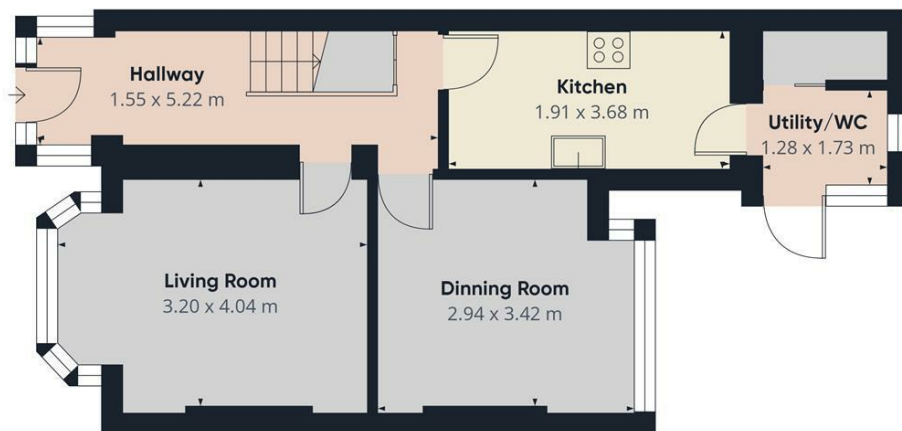
[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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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