

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**WEIR WAY,**  
COPSEWOOD, COVENTRY, CV3 1QL

**OFFERS OVER**  
**£340,000**

WEIR WAY



**PROMINENCE**  
ESTATES

This well presented three bedroom detached home in the highly desirable CV3 4BS area offers a detached garage, ample parking, an ensuite to the master bedroom and the rare benefit of having only one owner from new. Situated in a sought after residential location, the property provides comfortable and practical family living with excellent kerb appeal and generous outdoor space.

The ground floor accommodation comprises a welcoming entrance hallway with a W/C and a bright and inviting living room, ideal for relaxing and entertaining. The kitchen is well maintained and fitted with a range of units and work surfaces, offering ample storage and space for dining. The layout is perfectly suited to modern family life, with a natural flow between the main living areas.

To the first floor there are three well proportioned bedrooms, including a spacious master bedroom which benefits from its own ensuite shower room. The remaining bedrooms are ideal for children, guests or home working. A family bathroom serves the additional bedrooms and is presented in good condition.

Externally, the property boasts a detached garage and a generous driveway providing ample off road parking for multiple vehicles. The rear garden offers a pleasant and private outdoor space, suitable for relaxing, entertaining or family activities.

The location is a key feature of this home. There are a range of local shops, supermarkets and everyday amenities within easy reach. The area is well served by reputable primary and secondary schools, making

it particularly popular with families. Coventry city centre is a short drive away, 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.

**W/C 5'5" x 3'8"**

**Living Room 15'6" x 10'2"**

**Kitchen/Diner 18'11" x 9'4"**

**Master Bedroom 11'8" x 10'3"**

**En-suite 2'9" x 7'8"**

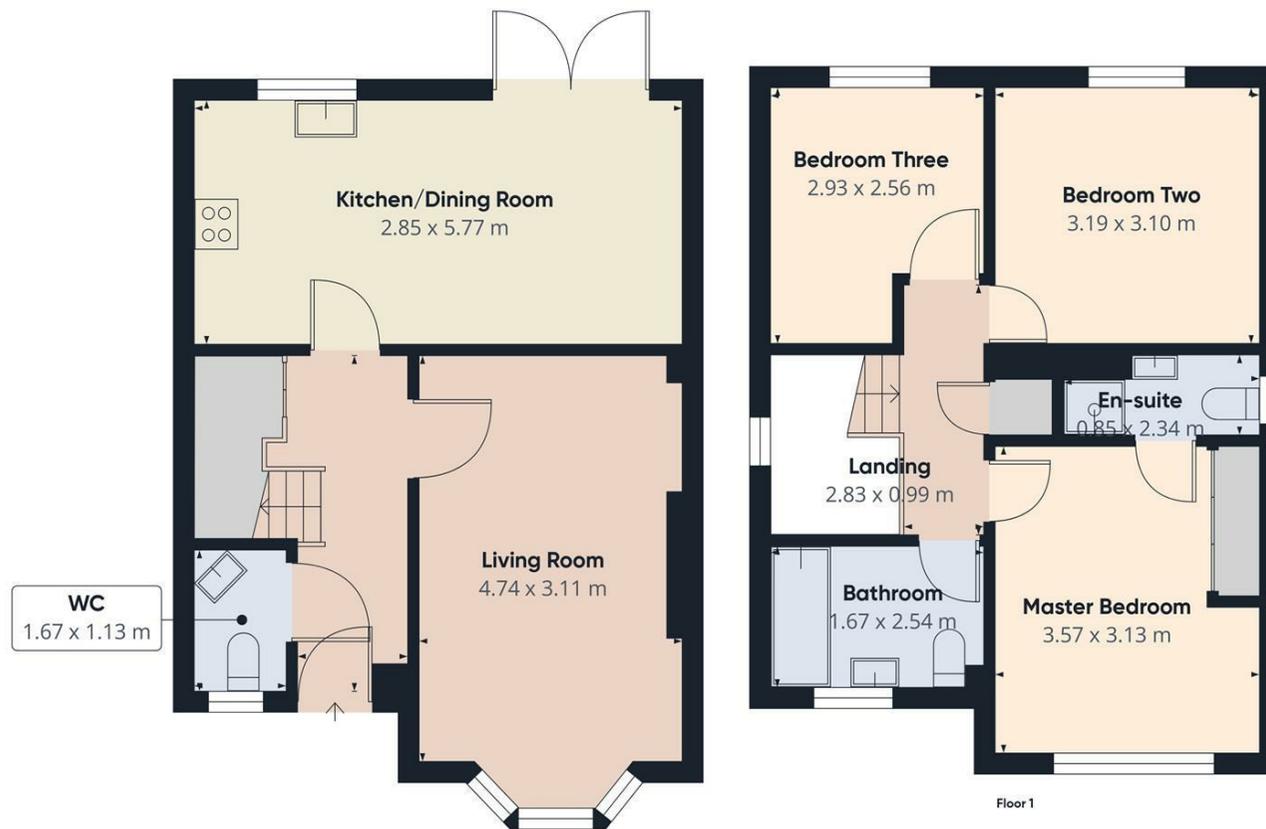
**Bedroom Two 10'5" x 10'2"**

**Bedroom Three 9'7" x 8'4"**

**Bathroom 5'5" x 8'3"**







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>	76	81
(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

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