


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

CHARTER AVENUE,
CANLEY, COVENTRY, CV4 8EB

£235,000

CHARTER AVENUE



PROMINENCE

— ESTATES —

Situated on Charter Avenue in the vibrant area of Canley, this three-bedroom semi-detached property presents a unique opportunity for those looking to personalise their next home. With significant potential for extension at both the side and rear, this property is ideal for renovation enthusiasts or first-time buyers seeking to add value as there is huge potential to extend to the side and rear of the property!

Families will appreciate the proximity to several educational institutions. Charter Academy, a primary school, is approximately 840 yards away. For secondary education, The Westwood Academy is about 700 yards from the property. Additionally, the University of Warwick is conveniently located just 0.44 miles away, offering a range of educational and cultural opportunities.

The area is well-connected with public transport options. The nearest bus stop for direct access to the city centre is the number 11 bus at Lynchgate Road by Cannon Hill Shopping Centre, providing convenient commuting options. For rail travel, Canley Railway Station is approximately 0.78 miles away, offering services to Coventry and beyond.

Residents can enjoy a variety of shopping and dining options nearby. The Cannon Hill Shopping Centre, located about 551

yards away, houses retailers such as Tesco Supermarket and Iceland. Additionally, ALDI is in close proximity, offering further grocery shopping convenience. Dining options like Happy Lemon Cafe and Costa cater to diverse culinary tastes within the same vicinity.

The property is close to several recreational facilities. The Xcel Leisure Centre, approximately 841 yards away, offers amenities including a swimming pool, fitness suite, and artificial grass pitches. Additionally, the Earlsdon Rugby Football Club is about 750 yards from the property, providing opportunities for sports enthusiasts.

With its prime location, essential amenities, and excellent potential for extension, this property offers a fantastic opportunity for buyers looking to create a personalised living space while benefiting from a well-connected and vibrant community.

[Living Room](#)

[Kitchen](#)

[Back Porch](#)

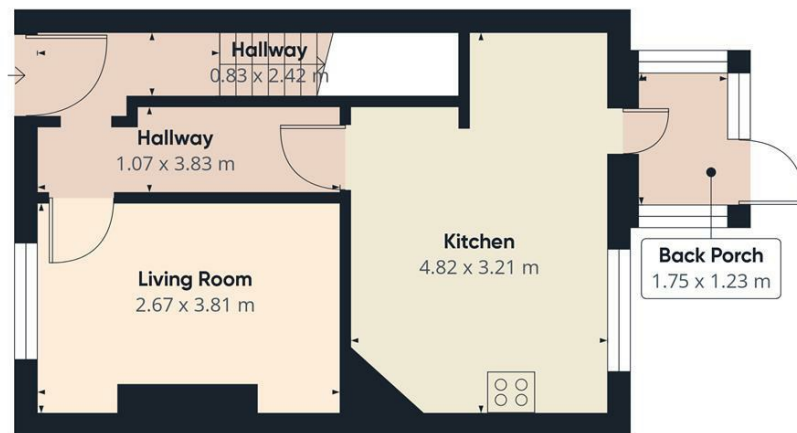
[Master Bedroom](#)

[Bedroom Two](#)

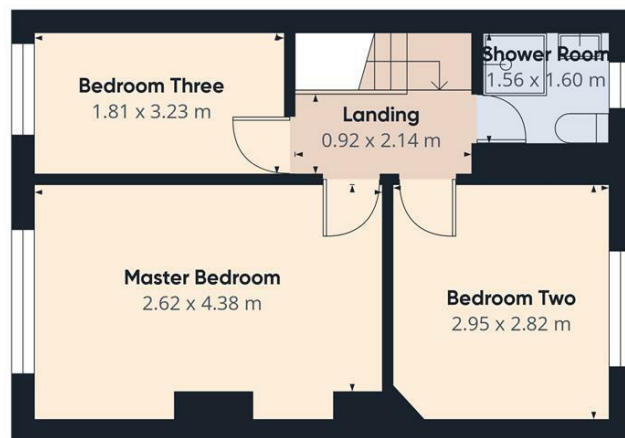
[Bedroom Three](#)

[Shower Room](#)

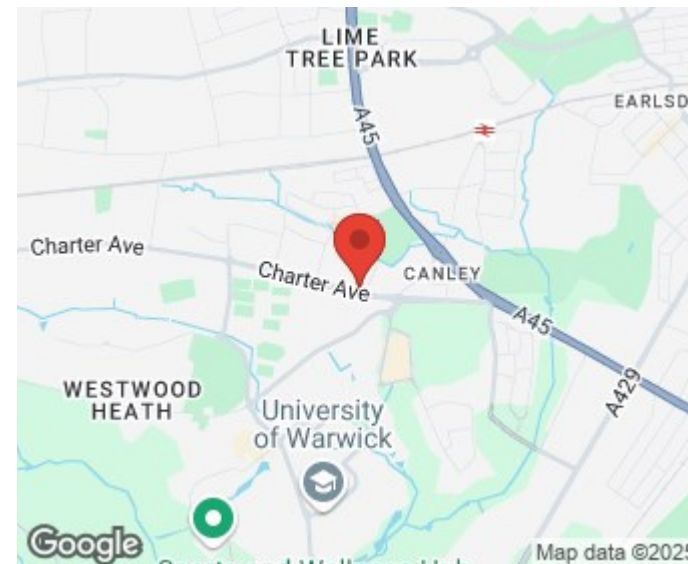





Ground Floor



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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