

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**KNIGHTS TEMPLAR WAY,**  
TILE HILL, COVENTRY, CV4 9XU

**GUIDE PRICE**  
**£390,000**

# KNIGHTS TEMPLAR WAY



# PROMINENCE ESTATES

This beautifully presented five bedroom detached family home is tucked away within a quiet cul de sac in the highly desirable Tile Hill area and offers spacious accommodation throughout, a large driveway, integrated garage, solar panels and a stunning rear garden. Finished to an exceptional standard and ready for immediate occupation, this truly is a turn key home that perfectly combines modern family living with a peaceful residential setting.

Upon entering the property, you are welcomed by a bright and inviting entrance hall which leads to a spacious living room, providing the ideal space for relaxing and entertaining. To the rear of the property is a superb open plan kitchen dining room which forms the heart of the home. This impressive area offers plenty of space for family meals, social gatherings and everyday living. The kitchen is fitted with a range of modern units and quality work surfaces, while the dining area enjoys an abundance of natural light and flows seamlessly into the conservatory, creating a wonderful additional reception space overlooking the garden.

The ground floor also benefits from a useful utility room located off the kitchen, providing additional storage and appliance space, along with internal access to the integrated garage. A convenient W C completes the ground floor accommodation.

Upstairs, the property offers five well proportioned bedrooms, making it ideal for larger families or those requiring dedicated home office space. The principal bedroom benefits from a modern ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom. Each room is beautifully presented and maintained to a high standard.

Externally, the property continues to impress. The large driveway to the front provides ample off road parking for multiple vehicles, while the integrated garage offers further parking or storage options. The rear garden has been thoughtfully landscaped and features a charming pergola seating area, perfect for outdoor dining, entertaining and relaxing during the warmer months. There is also useful additional storage space to the side of the property. The inclusion of solar panels provides an added benefit for energy efficiency and long term running costs.

The location is one of the property's strongest features. Situated within a quiet and sought after residential development, the property is conveniently located close to a range of local amenities. Several

supermarkets are nearby, including large retail stores catering for everyday shopping needs, while local convenience shops and cafes are also within easy reach.

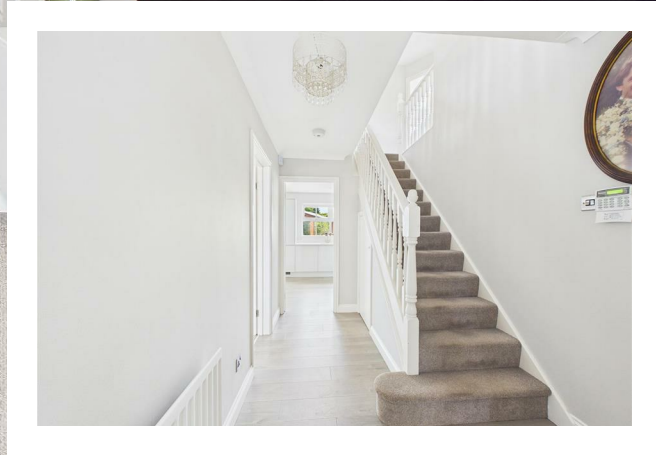
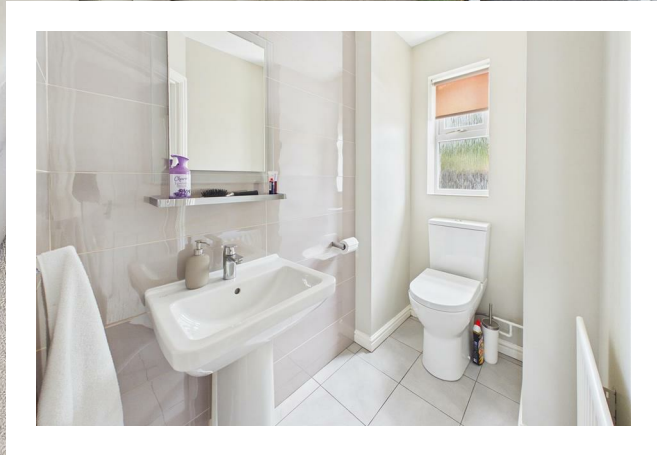
Families will appreciate the excellent choice of well regarded primary and secondary schools in the surrounding area. There are also local GP surgeries, healthcare facilities and pharmacies nearby, providing convenient access to essential services.

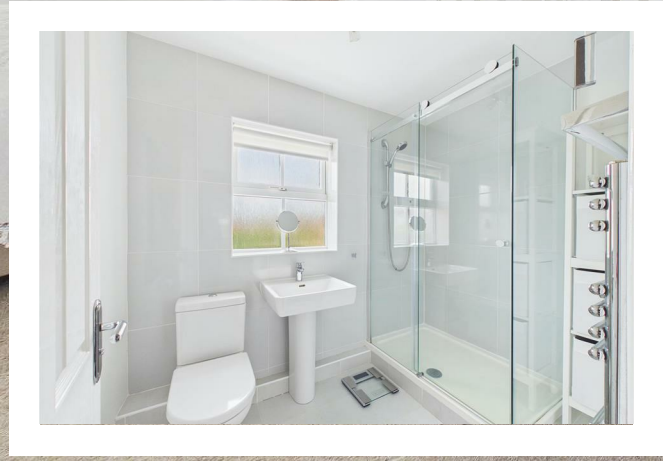
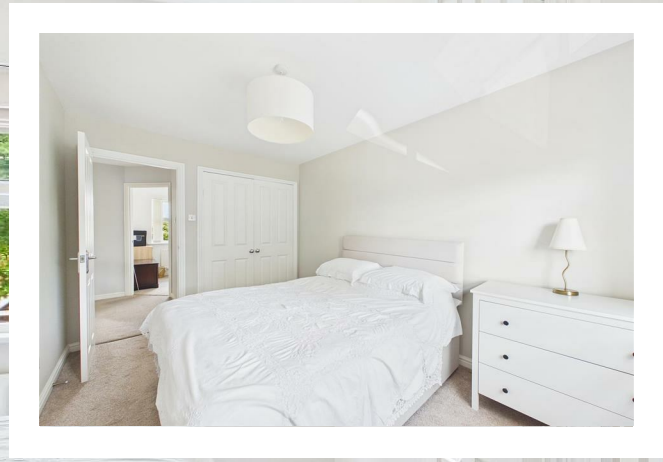
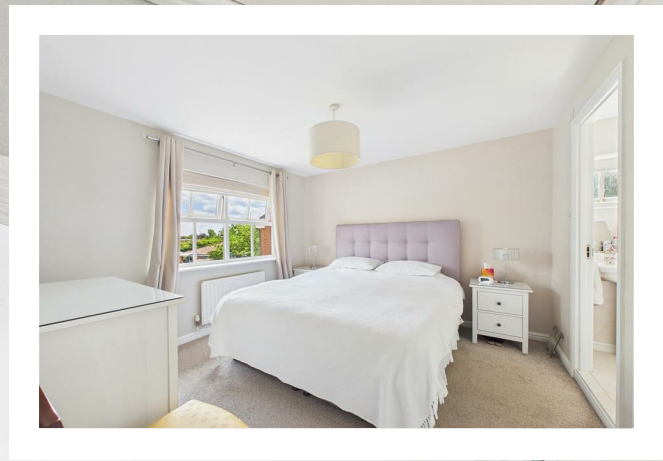
Transport links are excellent, with easy access to the A45, A46 and surrounding motorway networks, making commuting straightforward. Coventry railway station, Canley railway station and Tile Hill railway station are all easily accessible, offering direct rail services to Birmingham, London and other major destinations.

This exceptional family home offers everything a modern buyer could wish for, including generous living space, high quality presentation, excellent local amenities and a peaceful location. Early viewing is highly recommended to appreciate the quality, space and lifestyle this outstanding property has to offer.



<b>Living Room</b>	15'10" x 10'10"
<b>W/c</b>	6'8" x 3'11"
<b>Kitchen/Diner</b>	10'9" x 21'7"
<b>Utility Room</b>	10'7" x 5'6"
<b>Sun Room</b>	10'3" x 9'3"
<b>Master Bedroom</b>	11'6" x 11'2"
<b>En-suite</b>	4'4" x 7'1"
<b>Bedroom Two</b>	12'7" x 8'9"
<b>Bedroom Three</b>	9'2" x 11'2"
<b>Bedroom Four</b>	11'3" x 7'2"
<b>Bedroom Five</b>	9'5" x 6'9"
<b>Bathroom</b>	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>		
(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		
<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

