


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

SEYMOUR CLOSE,
WHITLEY, COVENTRY, CV3 4ER

GUIDE PRICE
£150,000

SEYMOUR CLOSE



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This well presented two bedroom first floor maisonette in the popular CV3 4ER area offers allocated parking to the front, a private rear garden with a versatile man cave, and the added benefit of a long lease with approximately 123 years remaining. Refurbished just two years ago, the property provides modern and comfortable accommodation that is ideal for first time buyers, downsizers or investors seeking a ready to move into home in a convenient location.

The accommodation is accessed via its own private entrance and staircase leading to the first floor. The living room is bright and welcoming, offering a comfortable space for relaxing and entertaining. The kitchen has been updated as part of the refurbishment and features modern units, work surfaces and space for appliances, creating a practical and stylish environment for everyday use.

There are two well proportioned bedrooms, including a generous principal bedroom and a second bedroom which is suitable as a guest room, nursery or home office. The bathroom has also been modernised and is fitted with a contemporary suite, reflecting the overall standard of presentation throughout the property.

Externally, the property benefits from parking to the front which provides valuable off road convenience. To the rear, the private garden offers a pleasant outdoor space for relaxing and entertaining. A particular highlight is the man cave situated at the bottom of the garden, providing a flexible space that could be used as a hobby room, bar area, gym or home office.

The location is well served by local amenities, including nearby shops, supermarkets and everyday conveniences. There are reputable primary and secondary schools within easy reach, making the area attractive to a range of buyers. Coventry city centre is a short distance away and offers a wide selection of 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 such as Warwick, Leamington Spa and Birmingham. This is a fantastic opportunity to purchase a refurbished maisonette with outdoor space and a long lease in a desirable Coventry location.

Living Room 14'10" x 11'0"

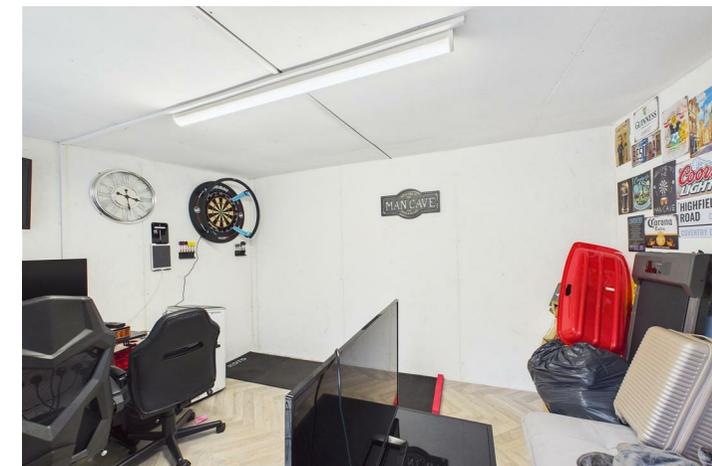
Kitchen 7'3" x 10'3"

Bedroom One 12'10" x 10'0"

Bedroom Two 8'7" x 6'7"

Bathroom 6'4" x 5'4"

Man Cave 9'4" x 12'2"







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