



PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ABBAY ROAD,
WHITLEY, COVENTRY, CV3 4BJ

GUIDE PRICE
£260,000

ABBEY ROAD



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This spacious three bedroom semi detached home in the sought after CV3 4BJ area offers an extended kitchen diner, a detached garage with two parking spaces to the rear, and well presented accommodation throughout. Quietly tucked away in a residential setting close to Whitley Abbey School, the property also benefits from a convenient ground floor W/C and provides generous living space ideal for family life.

The ground floor accommodation begins with a welcoming entrance hallway leading through to a bright and comfortable living room, providing an ideal space for relaxing with family or entertaining guests. To the rear of the property is the extended kitchen diner which forms the heart of the home. This area offers ample space for both cooking and dining, with a range of fitted units, good work surface space and plenty of natural light. The layout works perfectly for modern family living and social gatherings. The ground floor also benefits from a useful W/C which adds everyday practicality.

Upstairs, the property features three well proportioned bedrooms which can comfortably accommodate family members, guests or a home office if required. The family bathroom is neatly presented and fitted with a modern suite.

Externally, the rear garden provides outdoor space for relaxing, entertaining or family activities. Beyond the garden there is a detached garage which offers excellent storage or secure parking along with an electrical supply. There are also two parking spaces located behind the garage, providing valuable off road parking for residents or visitors.

The location is particularly appealing for families, with Whitley Abbey School just a short distance away and several other well regarded primary and secondary schools within easy reach. Local shops, supermarkets and everyday amenities are nearby, ensuring daily conveniences are easily accessible. Coventry city centre is also within easy reach and offers a wide range of retail, dining and leisure facilities.

Transport links are excellent, with regular bus services operating locally 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.

This is a fantastic opportunity to acquire a well maintained family home in a quiet and desirable location with excellent access to schools, amenities and transport connections.

Living Room 26'0" x 10'10"

Kitchen/Diner 9'6" x 16'2"

Kitchen/Diner 11'0" x 7'10"

W/C 5'9" x 2'5"

Bedroom One 15'6" x 9'10"

Bedroom Two 10'4" x 11'4"

Bedroom Three 10'2" x 6'11"

Bathroom 7'4" x 5'6"







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (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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