

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**JOHN GRACE STREET,**  
CHEYLESMORE, COVENTRY, CV3 5GZ

**OFFERS OVER**  
**£275,000**



## JOHN GRACE STREET



# PROMINENCE

— ESTATES —

This well presented three bedroom end terrace home offers open plan living and dining space, a bright sun room, a separate kitchen, a beautiful rear garden and a driveway to the front. Situated in a popular residential location within CV3 5GZ, the property provides comfortable and versatile living accommodation and is ideal for families, first time buyers or those looking for a ready to move into home.

The accommodation begins with an inviting entrance hallway that leads into an open plan living room and dining room. This spacious and welcoming area is ideal for everyday living and entertaining, with plenty of room for seating and dining furniture. The space flows naturally through to the sun room at the rear, which enjoys views over the garden and provides an additional reception area that can be used as a second sitting room, playroom or home office. The separate kitchen is well arranged and offers a range of fitted units, work surfaces and space for appliances, making it both practical and functional.

On the first floor there are three well proportioned bedrooms, including two generous double rooms and a further bedroom which would suit a child's room, guest room or study. The family bathroom is well maintained and fitted with a modern suite.

Outside, the rear garden is a real feature of the property. It is well cared for and provides an attractive space for outdoor dining, relaxation and family use. To the front of the property there is a driveway which offers off road parking and adds to the overall convenience of the home.

The property is located close to a wide range of local amenities including shops, supermarkets, cafes and everyday services, all within easy reach. Well regarded primary and secondary schools are nearby, making the area particularly appealing to families. Transport links are excellent, with regular bus services into Coventry city centre and easy access to the A45 and A46, providing convenient routes to surrounding areas such as Warwick, Leamington Spa and Birmingham. Coventry railway station is also within reasonable distance for commuters.

This is a fantastic opportunity to purchase a well maintained and attractively presented home in a sought after part of Coventry, offering flexible living space, a lovely garden and excellent access to local amenities and transport links.

**Living Room/Dining Room 8'8" x 22'2"**

**Kitchen 6'3" x 16'6"**

**Sun Room 7'7" x 8'8"**

**Bedroom One 9'2" x 11'8"**

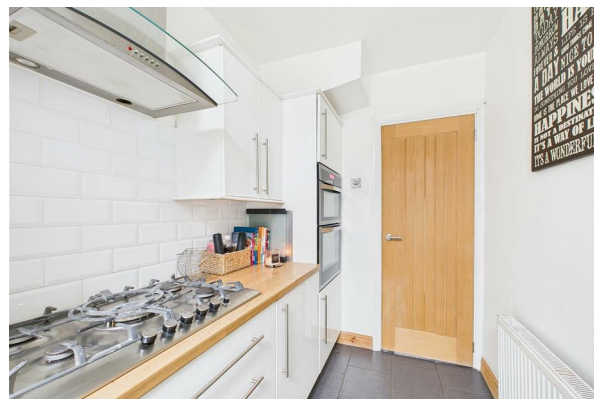
**Bedroom Two 10'2" x 9'7"**

**Bedroom Three 6'5" x 6'11"**

**Bathroom 5'7" x 4'10"**











#### 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>		<b>79</b>
(55-68) <b>D</b>	<b>65</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		

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