


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

DAVENTRY ROAD,
CHEYLSMORE, COVENTRY, CV3 5HJ

GUIDE PRICE
£315,000

DAVENTRY ROAD



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This attractive three bedroom semi detached home is located on the highly sought after Daventry Road in the heart of Cheylesmore and offers an excellent opportunity for families and professionals alike. Benefiting from a spacious open plan kitchen diner, well proportioned accommodation throughout and a prime location close to Coventry city centre, Coventry railway station and the popular Daventry Road Parade, this property combines modern living with exceptional convenience.

The ground floor features a welcoming entrance hall leading to a comfortable living room which provides the perfect space for relaxing and unwinding. To the rear of the property is a superb open plan kitchen diner which serves as the heart of the home. This bright and sociable space is ideal for family life, entertaining guests and everyday dining. The kitchen is fitted with a range of units and work surfaces, offering practicality alongside a modern and inviting atmosphere.

Upstairs, the property comprises three well proportioned bedrooms, providing flexible accommodation for growing families, home workers or visiting guests. The family bathroom is conveniently located on the first floor and completes the internal accommodation.

Externally, the property benefits from a private rear garden, offering an excellent outdoor space for relaxing, entertaining and enjoying the warmer months.

The location is one of the property's strongest features. Daventry Road Parade is just a short walk away and provides an excellent range of amenities including independent shops, supermarkets, cafes, restaurants, pharmacies and other everyday conveniences. The area is well known for its strong community feel and popularity with families.

Coventry city centre is within easy reach and offers an extensive selection of retail, leisure and entertainment facilities. Coventry railway station is also conveniently located nearby, providing direct services to Birmingham, London and a range of other major destinations, making this an excellent choice for commuters.

The property is also well placed for access to a number of highly regarded primary

and secondary schools, further enhancing its appeal for families. Excellent road links via the A45 and A46 provide straightforward travel to Warwick, Leamington Spa, Birmingham and surrounding areas.

Properties in this location are consistently popular due to their proximity to local amenities, excellent transport connections and desirable residential setting. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Living Room 14'5" x 11'5"

Kitchen/Dining Room 14'5" x 16'11"

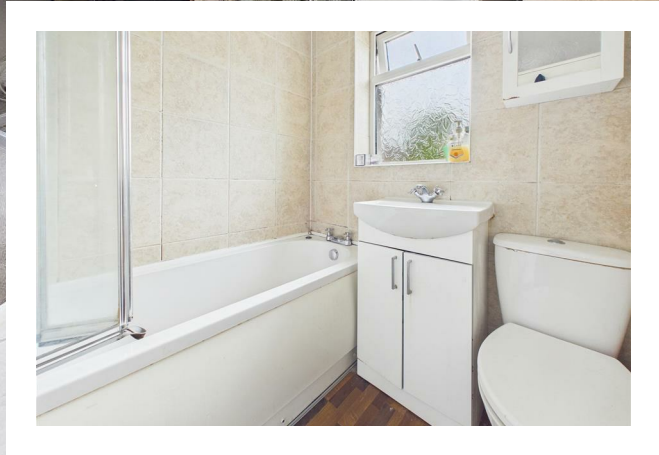
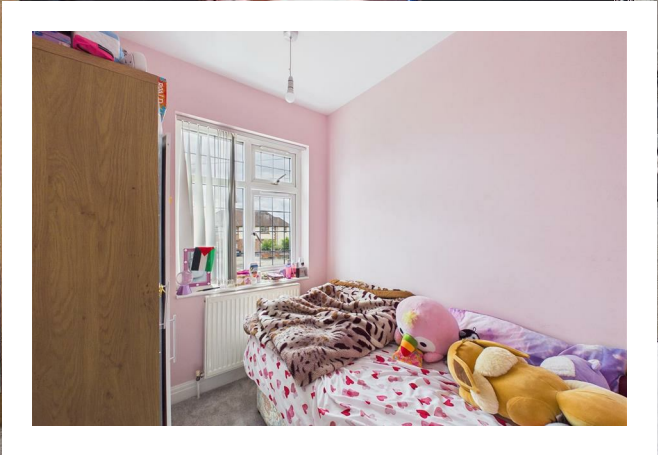
Bedroom One 15'0" x 10'4"

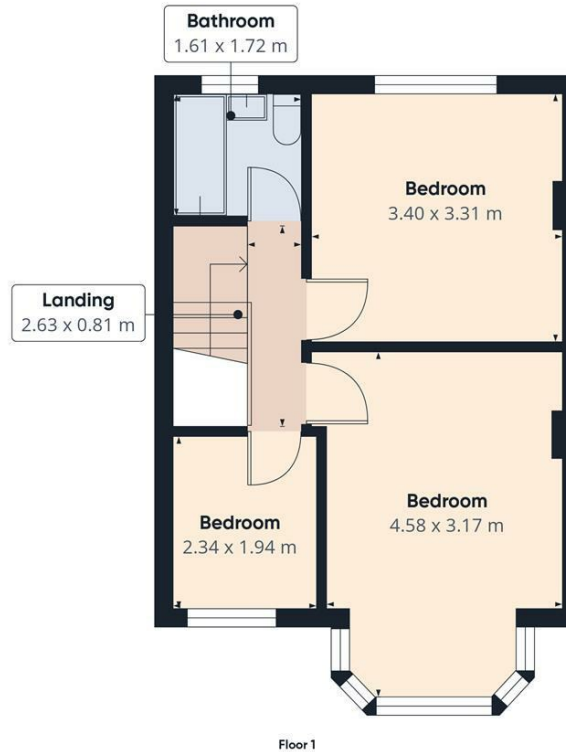
Bedroom Two 11'1" x 10'10"

Bedroom Three 7'8" x 6'4"

Bathroom 5'3" x 5'7"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(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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