


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

SHEVLOCK WAY,
STOKE HEATH, COVENTRY, CV6 7NY

GUIDE PRICE
£340,000

SHEVLOCK WAY



PROMINENCE

— ESTATES —

This attractive three bedroom detached home is situated in a quiet cul de sac and offers well proportioned accommodation throughout, making it an excellent choice for families and buyers looking for a comfortable long term home. The property benefits from a master bedroom with en suite facilities, three generous bedrooms, a good sized family bathroom, a separate kitchen, a spacious living room and dining area, an integral garage and a good rear garden. Its peaceful setting and convenient location make this a property that is well worth viewing.

The main living accommodation provides a comfortable living room and dining area, creating a versatile space for both relaxing and entertaining. The separate kitchen provides a practical space for preparing meals and offers a clear distinction between the cooking and living areas.

There are three well proportioned bedrooms to the first floor. The master bedroom benefits from its own en suite, providing additional privacy and convenience, while the two further bedrooms offer excellent flexibility for children, guests or those requiring space to work from home.

The property also benefits from a generous family bathroom, providing practical facilities for the household. An integral garage offers useful additional storage, while the driveway provides further off road parking to the front.

Outside, the rear garden provides a good sized outdoor space with plenty of potential for seating, entertaining and family use. It offers a pleasant extension of the living accommodation during the warmer months and provides space for those looking to create their own outdoor retreat.

The property is well placed for a range of local amenities, with shops and convenience stores available within the surrounding area. There are also larger retail facilities nearby, including Arena Shopping Park, while Coventry city centre provides an extensive choice of shops, supermarkets, restaurants, cafés and leisure facilities. Arena Shopping Park

There is a good selection of schools within the surrounding area, including Stanton Bridge Primary School and Courthouse Green Primary School, together with further primary and secondary educational facilities within easy reach.

The area benefits from good transport connections, with regular local bus services providing access towards Coventry city centre and surrounding neighbourhoods. The wider road network also provides convenient connections for commuters travelling across Coventry and towards the M6 and M69.

For leisure, there are a number of recreational facilities and green spaces within the surrounding area, while Coventry city centre is also within easy reach and offers a wide range of shopping,

dining, entertainment and cultural facilities.

Overall, this is a well positioned three bedroom detached home offering generous and practical accommodation in a quiet cul de sac setting. With three well proportioned bedrooms, a master bedroom with en suite, family bathroom, separate kitchen, living and dining space, integral garage, driveway and good rear garden, the property would make an excellent family home.

Living Room/Dining Room 20'6" x 11'4"

Kitchen 7'10" x 9'8"

W/C 6'6" x 3'7"

Master Bedroom 11'6" x 11'0"

En-suite 7'2" x 4'6"

Bedroom Two 11'6" x 9'5"

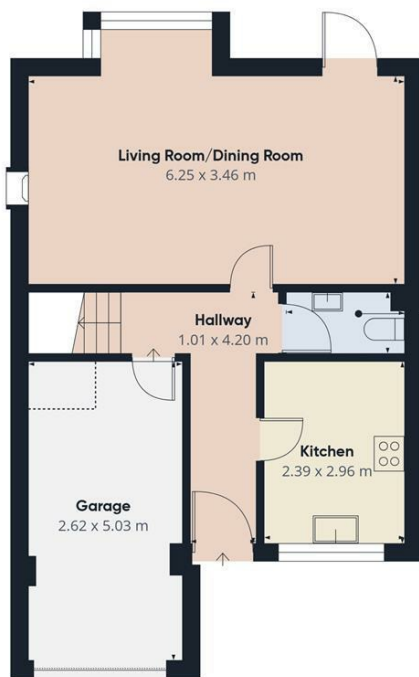
Bedroom Three 8'9" x 8'5"

Bathroom 7'9" x 7'5"

Garage 8'7" x 16'6"



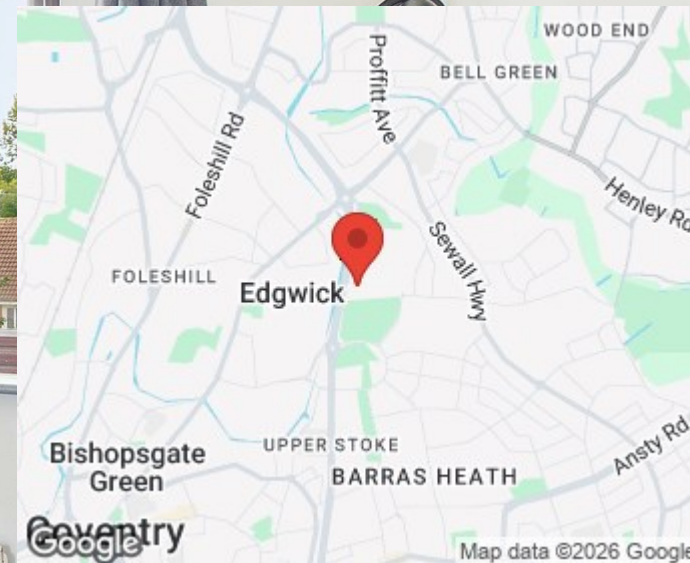




Ground Floor



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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