


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ULVERSCROFT ROAD,
CHEYLESMORE, COVENTRY, CV3 5EY

GUIDE PRICE
£385,000

ULVERSCROFT ROAD



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A beautifully presented new build three bedroom detached home located in the popular residential area of Cheylesmore, available now. The property is ideally suited to families and professionals, offering modern living in a well connected location close to Coventry city centre.

The ground floor features a welcoming entrance hallway with convenient downstairs WC and useful understairs storage. To the rear of the property is a spacious open plan kitchen and dining area, designed for contemporary living and entertaining, with plenty of natural light and access to the garden space.

Upstairs, the property offers three well-proportioned bedrooms along with a modern family bathroom, providing comfortable accommodation throughout.

Externally, the home benefits from driveway parking for up to three vehicles and includes the added advantage of an electric vehicle charging point. Further benefits include solar panels, helping to improve energy efficiency and reduce running costs.

The property is well positioned for a range of local

amenities including shops, supermarkets, cafes and leisure facilities. It is also within easy reach of well-regarded local primary and secondary schools, making it an excellent choice for families. Excellent transport links are nearby, including access to major road networks and Coventry Railway Station, providing convenient travel to surrounding areas and beyond.

Living Room 13'1" x 9'7"

Kitchen/Diner 11'5" x 17'7"

W/C 6'1" x 2'10"

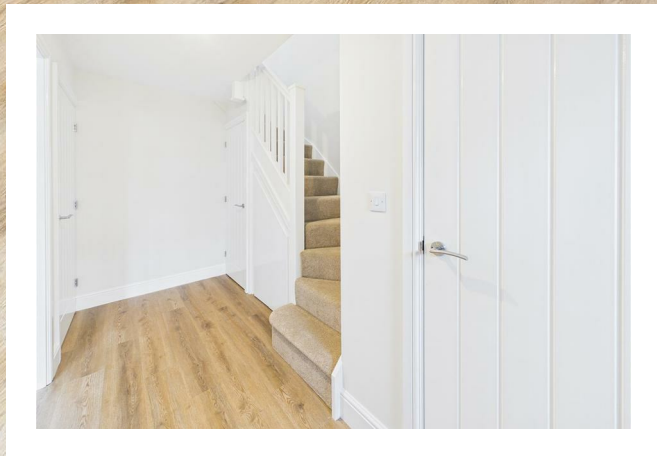
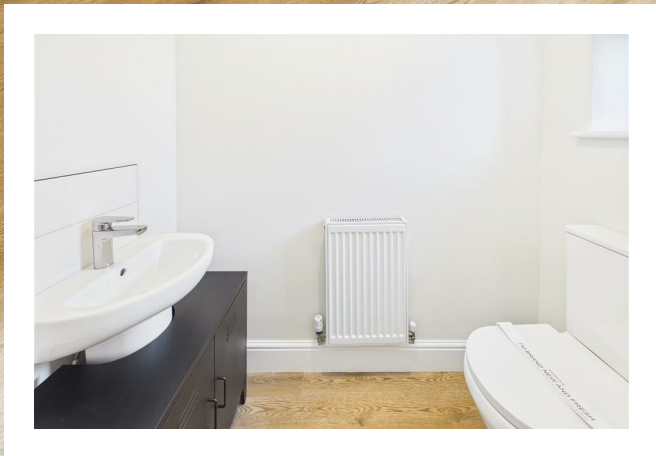
Bedroom One 13'6" x 9'10"

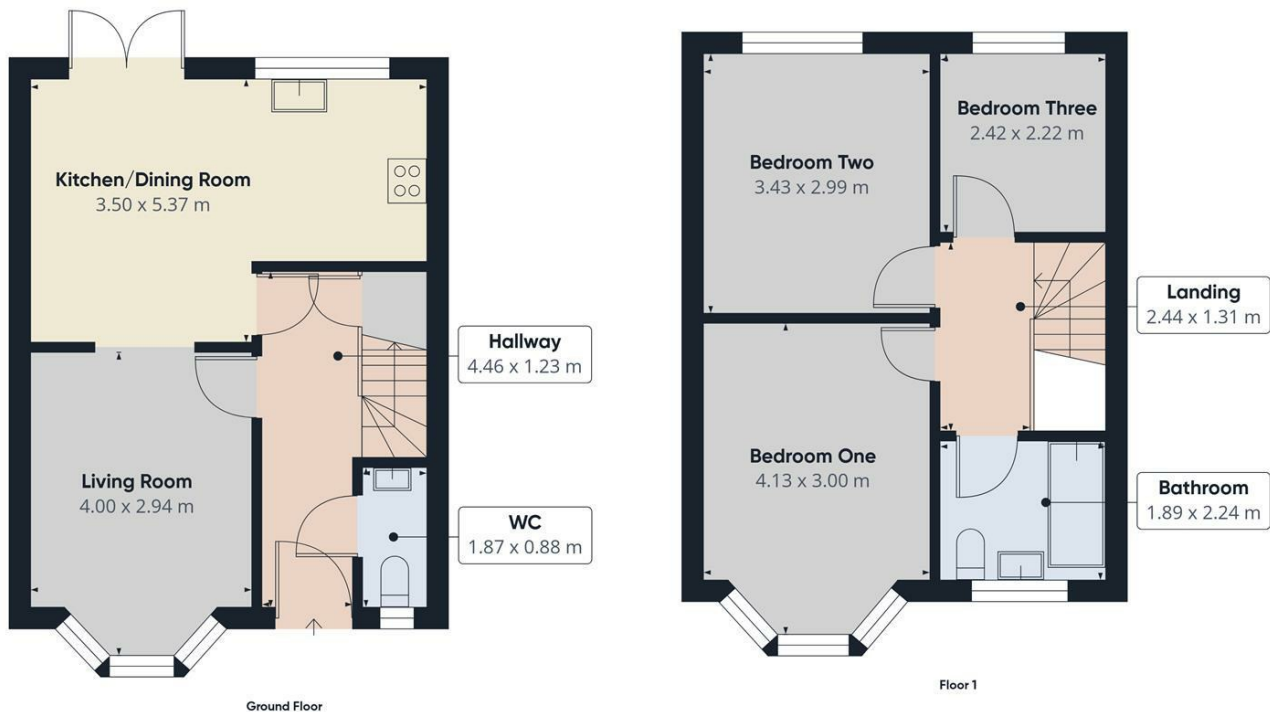
Bedroom Two 11'3" x 9'9"

Bedroom Three 7'11" x 7'3"

Bathroom 6'2" x 7'4"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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	

Prominence Estates
 5 Queen Isabels Avenue,
 Cheylesmore,
 Coventry,
 CV3 5GE

02476 309 826
 sales@prominenceestates.com
 www.prominenceestates.com

