

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**PETITOR CRESCENT,**  
WOODEND, COVENTRY, CV2 1EU

**GUIDE PRICE**  
**£190,000**

## PETITOR CRESCENT



# PROMINENCE

ESTATES

This spacious three bedroom semi detached home located in the Wood End area of Coventry, CV2 1EU, offers a large rear garden and a detached garage, making it an excellent opportunity for families, first time buyers or investors. The property provides generous living space and great potential for buyers to personalise or enhance further while benefiting from a well established residential location.

The ground floor accommodation includes a welcoming entrance area leading through to a comfortable living room which provides a relaxing space for everyday family life. The kitchen offers a practical layout with fitted units and space for appliances, as well as room for dining if desired. The overall layout provides a functional and adaptable living environment that can be tailored to suit modern family needs.

Upstairs, the property comprises three well proportioned bedrooms which offer flexibility for family living, guest accommodation or a home office. The family bathroom serves the first floor and completes the internal accommodation.

Externally, the property benefits from a particularly large rear garden which provides plenty of outdoor space for relaxing, entertaining or gardening. The garden also offers excellent potential for landscaping or future improvement. A detached garage to the rear provides useful storage or secure parking.

The property is conveniently located for a range of local amenities including nearby shops, supermarkets and everyday conveniences. There are also a number of primary and secondary schools within the

surrounding area, making it a practical choice for families. Coventry city centre is within easy reach and offers a wide range of retail, dining and leisure facilities as well as Coventry University.

Transport links are good, with regular bus services operating locally and convenient access to the A444 and M6 which provide routes to surrounding areas including Nuneaton, Bedworth and Birmingham. Coventry railway station also offers direct services to a range of destinations for those commuting further afield.

This is a great opportunity to acquire a well located family home with generous outdoor space and strong potential in a popular residential part of Coventry.

**Living Room 13'3" x 17'6"**

**Kitchen 11'8" x 8'3"**

**Utility Room 5'8" x 17'3"**

**Bedroom One 10'7" x 12'0"**

**Bedroom Two 13'4" x 9'4"**

**Bedroom Three 8'9" x 7'11"**

**Bathroom 6'11" x 5'4"**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</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	

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

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

