


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

SPENCER AVENUE,
EARLSDON, COVENTRY, CV5 6NQ

GUIDE PRICE
£360,000

SPENCER AVENUE



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This beautifully presented three bedroom property in the highly sought after area Earlsdon offers three bathrooms including two en-suites, an impressive open plan kitchen diner and off road parking, making it an ideal home for families and professionals alike. Finished to a high standard throughout, this modern and stylish property is ready to move into and provides spacious, versatile living accommodation in one of Coventry's most desirable residential locations.

The ground floor is centred around a stunning open plan kitchen diner which creates a bright and sociable environment perfect for both everyday family life and entertaining guests. The kitchen is fitted with modern units, quality work surfaces and ample storage, while the dining space provides plenty of room for family meals and social gatherings. The living accommodation is tastefully decorated throughout, offering a warm and contemporary feel from the moment you enter the property.

Upstairs, the home offers three well proportioned bedrooms, with two benefiting from modern ensuite bathrooms, providing added convenience and privacy. The remaining family bathroom is also finished to a high standard and complements the modern design of the property. The overall layout is ideal for growing families, guests or those working from home.

Externally, the property benefits from off road parking which adds practicality and convenience. The home also enjoys attractive kerb appeal and is positioned within a popular and well established residential area.

The location is a key feature of this property, with a wide range of local amenities nearby including shops, supermarkets, cafes and restaurants. The property is well placed for access to Earlsdon High Street, which offers a vibrant selection of independent businesses and everyday conveniences. There are also several highly regarded primary and secondary schools within easy reach, making the area particularly popular with families.

Transport links are excellent, with regular bus services nearby and convenient access to the A45, providing straightforward routes to Birmingham, Warwick and surrounding areas. Coventry railway station is also easily accessible, offering direct

services to London and Birmingham for commuters.

This is a fantastic opportunity to purchase a stylish and well maintained home in a prime Coventry location, offering modern living, multiple bathrooms and excellent convenience throughout.

Living Room 17'5" x 20'9"

Kitchen 13'10" x 9'5"

Master Bedroom 14'7" x 10'9"

En-Suite 3'3" x 8'3"

Bedroom Two 9'0" x 8'3"

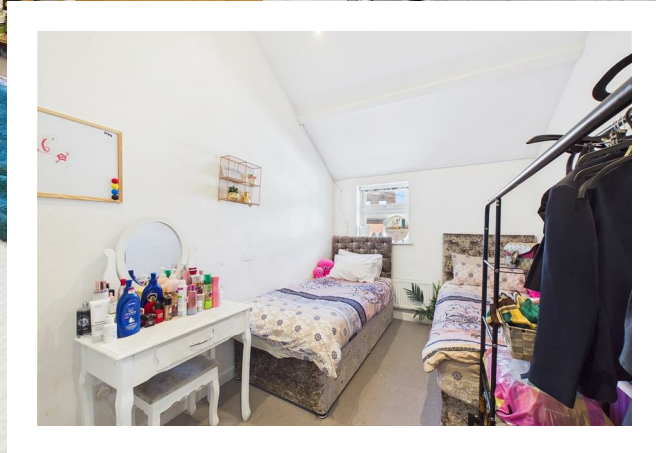
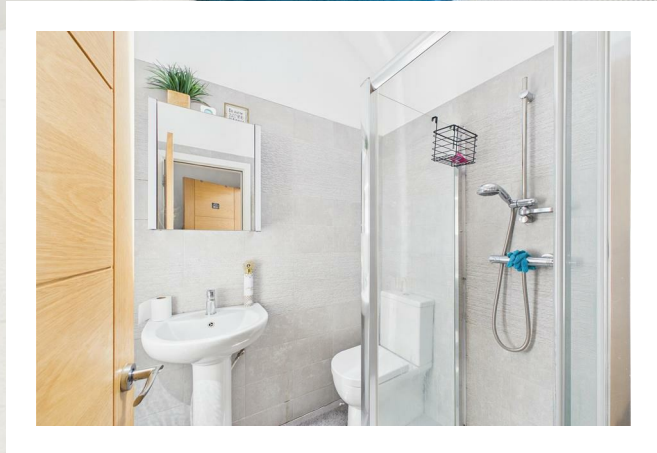
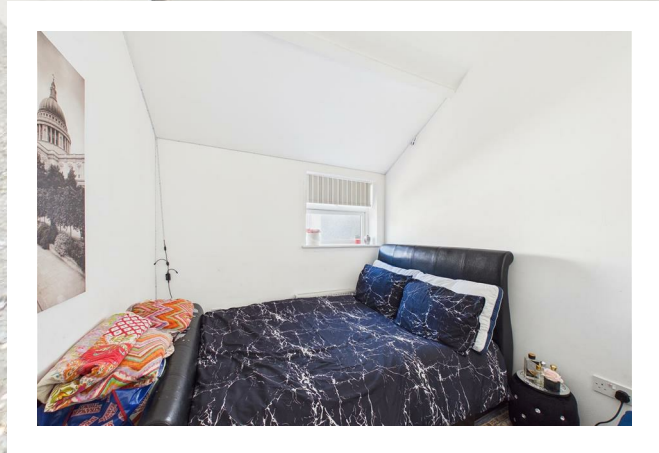
En-Suite 5'10" x 4'10"

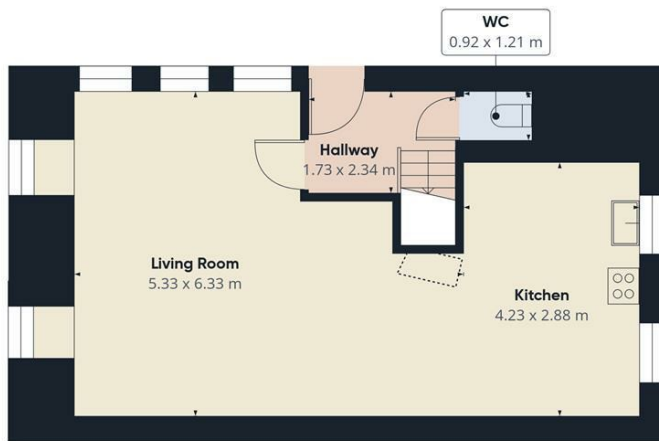
Bedroom Three 12'7" x 8'4"

Bathroom 5'5" x 4'11"

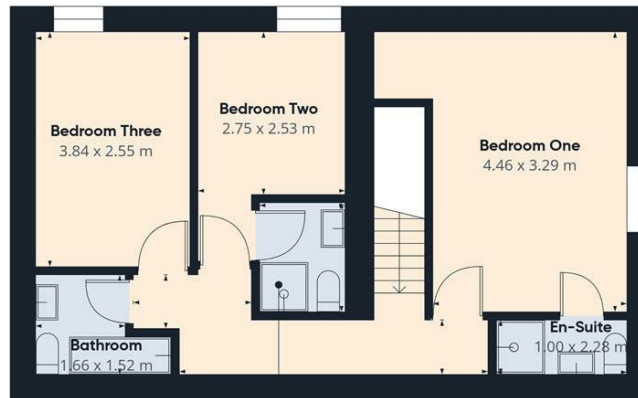
W/C 3'0" x 3'11"







Ground Floor



En-Suite
1.78 x 1.48 m

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		
	81	90

England & Wales

EU Directive
2002/91/EC



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