


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

RANULF CROFT,
CHEYLESMORE, COVENTRY, CV3 5FB

OFFERS OVER
£340,000

RANULF CROFT



PROMINENCE
— ESTATES —

This beautifully presented and thoughtfully extended turn-key Tudor-style mid-terrace family home, ideally positioned within a highly sought-after cul-de-sac location in Cheylesmore.

Tastefully decorated throughout and meticulously maintained, the property successfully blends character features with modern living while benefiting from close proximity to a wide range of local amenities, schools, and transport links. An internal inspection is strongly recommended to fully appreciate the space, quality, and presentation this home has to offer.

The accommodation begins with a welcoming and airy entrance hallway, leading to an impressively proportioned living room featuring an attractive open fireplace that creates a charming focal point. This is complemented by a spacious sitting room, which opens seamlessly into a full-width extended kitchen/diner. The kitchen is modern and well equipped, fitted with a comprehensive range of units and integrated appliances, making it an ideal space for both family life and entertaining. A useful cloakroom/WC completes the ground floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms, all finished to a high standard, along with a contemporary four-piece family bathroom fitted with modern fixtures. The home further benefits from uPVC double glazing

and a gas central heating system throughout, providing comfort and energy efficiency.

Externally, the property features a block-paved forecourt offering potential for off-road parking, subject to the relevant planning consents. To the rear is a delightful and well-maintained garden, mainly laid to lawn with a paved patio area ideal for outdoor dining and relaxation, together with double-gated rear access.

Living Room 10'9" x 12'6"

Living Room 11'9" x 10'11"

Kitchen/Diner 12'0" x 14'2"

W/C 3'9" x 5'8"

Master Bedroom 12'8" x 8'3"

Bedroom Two 11'10" x 10'11"

Bedroom Three 12'10" x 6'3"

Bathroom 7'4" x 7'8"







WC
1.16 x 1.73 m



Floor 1

Ground Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (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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