


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

WELLAND ROAD,
STOKE, COVENTRY, CV1 2DE

£350,000

WELLAND ROAD



PROMINENCE

ESTATES

Introducing a Luxurious 5-Bedroom, 5-Bathroom Haven for Discerning Students! Achieving £30,250 per annum!

Welcome to the epitome of modern, upscale living in this newly renovated, top-spec property designed with students in mind. This lavish residence boasts five spacious bedrooms and five pristine bathrooms to accommodate all your living needs in style.

As you step inside, you're immediately struck by the grandeur of this home. The modern, open-plan lounge area features a large LED TV, perfect for movie nights and relaxation, while the kitchen is a chef's dream. It comes complete with a sleek breakfast bar and comfortable stools, integrated microwaves for quick meals, a dishwasher for easy clean-up, a state-of-the-art cooker, spacious fridge/freezers to store your groceries, and a convenient washing machine and dryer for laundry day.

Each bedroom is a sanctuary in itself, fully furnished with built-in wardrobes to keep your clothes organized,

comfortable beds to ensure restful nights, and desks and chairs to facilitate your studies. No detail has been overlooked in creating a tranquil space for you to call home.

The exterior of the property is equally impressive, featuring a low-maintenance, landscaped garden with an artificial lawn.

Communal Area/Kitchen

28 Square meters

Bedroom One

8.25 Square meters

Bedroom Two

10.5 Square meters

Bedroom Three

10.1 Square meters

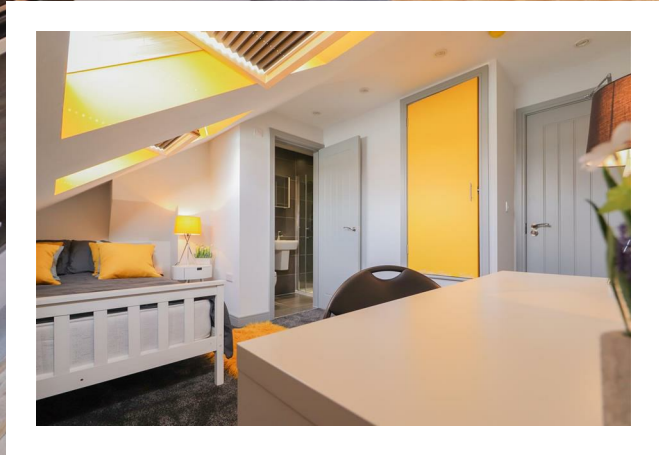
Bedroom Four

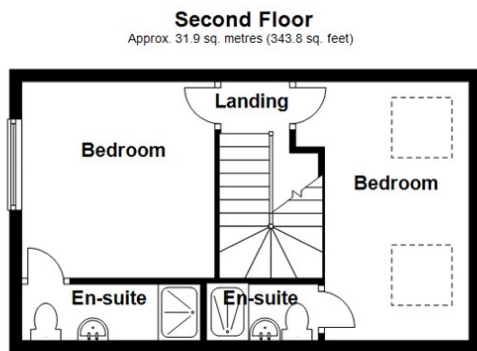
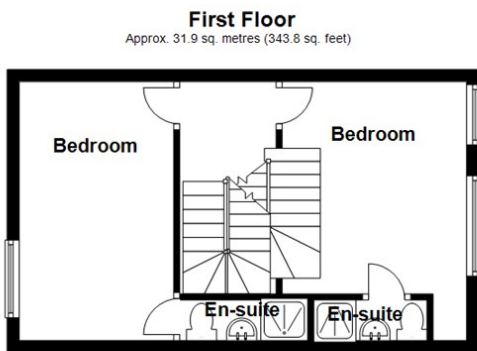
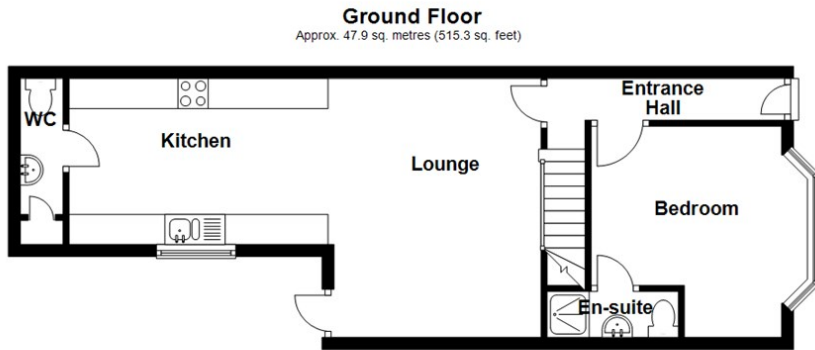
7.1 Square meters

Bedroom Five

7.9 Square meters







Total area: approx. 111.8 sq. metres (1203.0 sq. feet)



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		
	71	83
England & Wales		EU Directive 2002/91/EC

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