

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA



129

**BOLINGBROKE ROAD,**  
STOKE, COVENTRY, CV3 1AR

**GUIDE PRICE**  
**£220,000**



## BOLINGBROKE ROAD



**PROMINENCE**  
— ESTATES —

We are pleased to present this four bedroom property located in the popular area of Stoke, Coventry. The property holds a valid HMO licence, making it an excellent opportunity for investors seeking a ready made rental property with strong income potential. Offering four bedrooms, spacious communal areas and a practical layout, this property is ideal for student or professional tenants.

Located in CV3 4DB, the property benefits from a wide range of local amenities. Shops, supermarkets and takeaways are all within walking distance, while Coventry University and the city centre are easily accessible, making it attractive for students and working professionals. There are excellent transport links nearby, including regular bus services and quick access to the A444, A45 and A46. Coventry Railway Station is also just a short drive away, offering direct routes to Birmingham and London.

The area is served by reputable local schools, green spaces such as Gosford Green and the War Memorial Park, and a variety of leisure and sports facilities. This well situated and fully licensed HMO property presents a great opportunity for landlords looking to expand their portfolio in a high-demand rental area. Early viewing is recommended.

**Living Room 11'1" x 11'11"**

**Kitchen 6'3" x 9'0"**

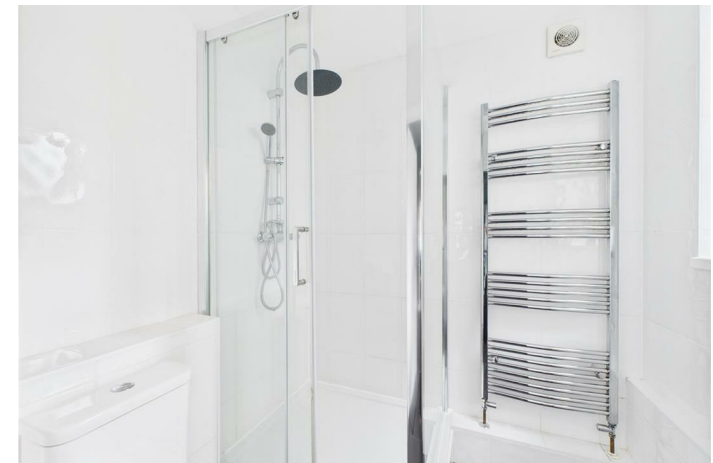
**Bedroom One 8'2" x 10'9"**

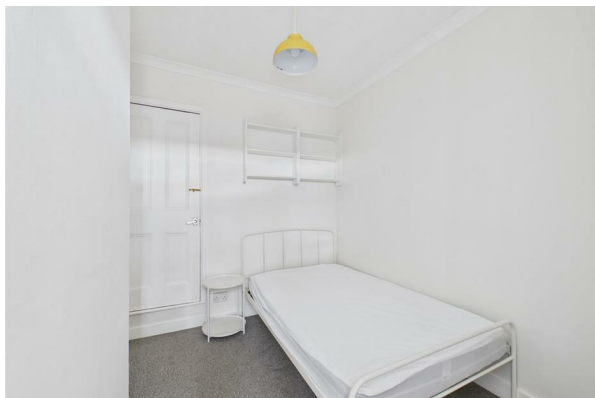
**Bedroom Two 8'0" x 11'9"**

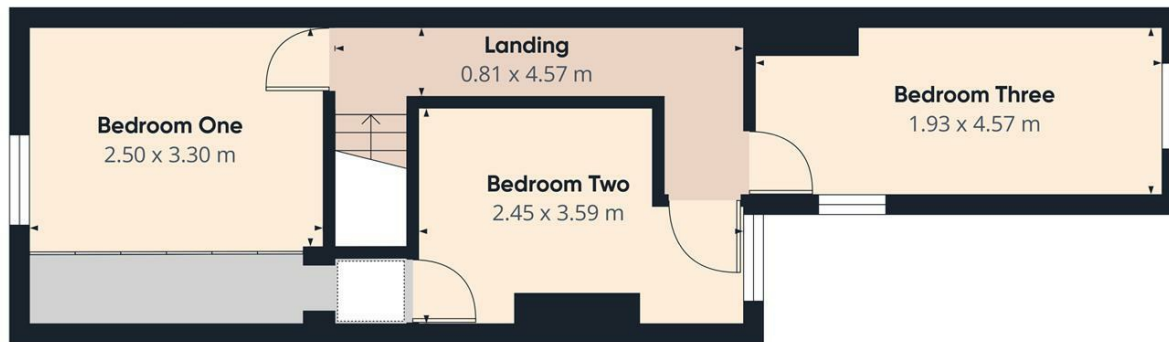
**Bedroom Three 6'3" x 14'11"**

**Bedroom Four 6'10" x 10'10"**

**Bathroom 6'0" x 5'4"**







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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