


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ST CHRISTIANS CROFT,
COVENTRY, CV3 5GY

GUIDE PRICE
£190,000

ST CHRISTIANS CROFT



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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Discover comfort and convenience in this charming mid-terraced property located in the picturesque neighborhood of Cheylesmore. With three bedrooms and standard condition throughout, this home is an ideal choice for families and professionals alike.

Step inside to find a spacious living room flooded with natural light, providing a welcoming space for relaxation and entertaining guests. The well-equipped kitchen offers ample storage and workspace, making it a perfect setting for culinary enthusiasts.

Upstairs, three comfortable bedrooms await, each adorned with neutral tones, providing versatile spaces for rest and rejuvenation. The family bathroom features a bathtub, shower, wash basin, and WC, catering to modern living needs.

Outside, a private rear garden offers a serene escape, ideal for al fresco dining or gardening enthusiasts. The property benefits from its convenient location in the heart of Cheylesmore, with local amenities such as shops, schools, parks, and transport links within easy reach.

Meticulously maintained and presented in standard condition throughout, this property offers a turnkey solution for discerning buyers. Whether you're starting a family, embarking on a new chapter, or seeking an investment opportunity, this home embodies warmth and charm. Schedule a viewing today and experience the comfort of Cheylesmore living firsthand!

Reception Room One 12'5" x 9'8"

Reception Room Two 11'1" x 10'2"

W/C 7'6" x 2'8"

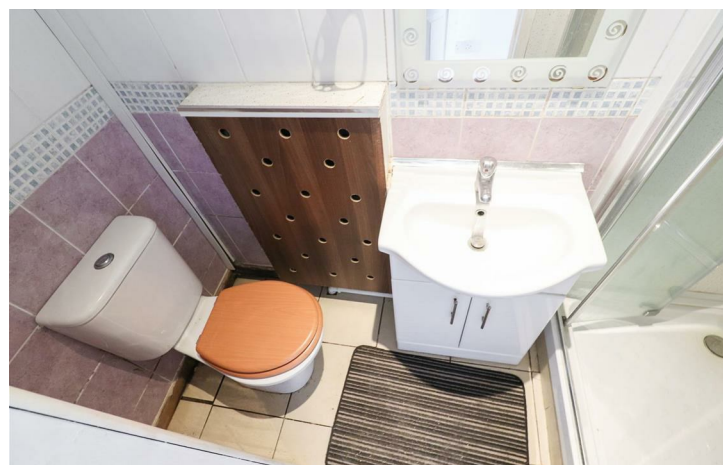
Kitchen 16'0" x 9'5"

Bedroom One 12'6" x 9'5"

Bedroom Two 10'11" x 10'7"

Bedroom Three 10'11" x 10'7"

Bathroom 9'4" x 5'0"







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		

England & Wales

EU Directive 2002/91/EC

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