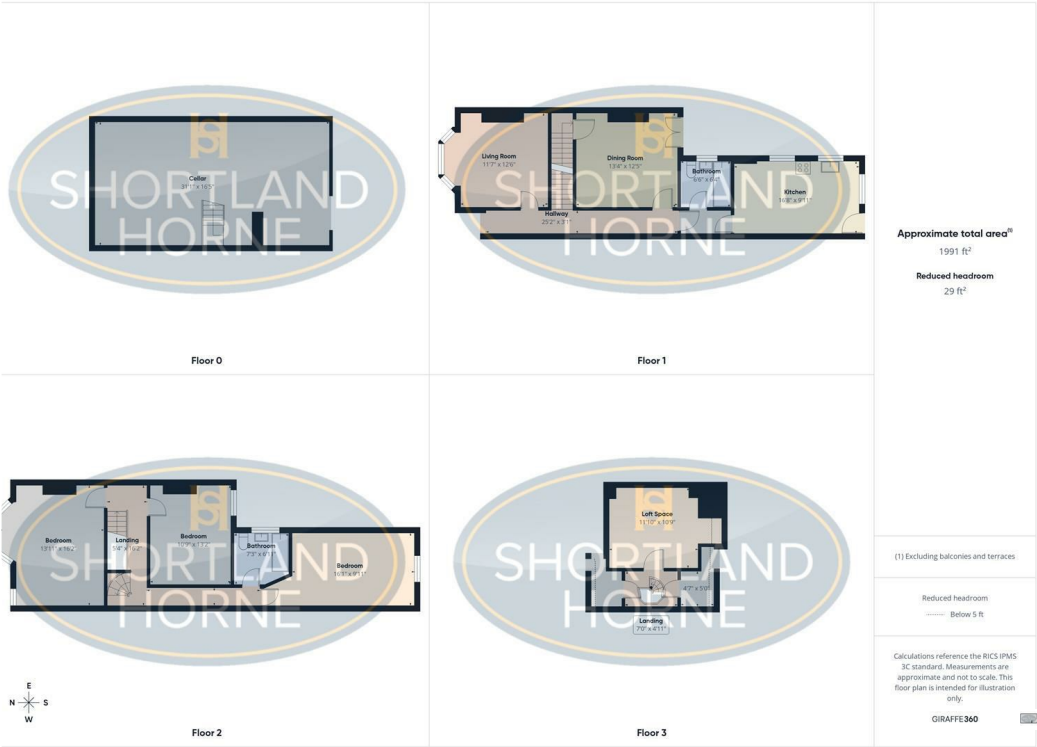
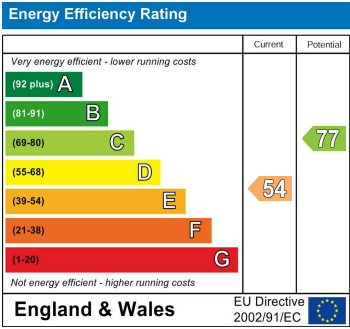


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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St. Anns Road
CV2 4EH



£135,000 By Auction

Bedrooms 3
Bathrooms 2

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000.

Offered with no onward chain and extending to over 1,900 square feet across multiple levels Positioned on a quiet stretch within the Stoke/Ball Hill area of Coventry.

Immediate 'exchange of contracts' available .Being sold via 'Secure Sale' Being sold via Secure Sale online bidding. Terms & Conditions apply. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Pattinson

Having been in the same family for more than three decades, the home has clearly been well lived in over the years and now offers a blank canvas for modernisation throughout. The entrance hall leads into generous ground floor accommodation, where the bay-fronted living room enjoys excellent natural light and retains its original focal fireplace. Next door, the dining room provides a flexible second reception space, ideal for reconfiguration into open-plan living or a more contemporary family layout. To the rear, there is a lean-to extension accessed from the dining room, adding further utility and scope for improvement.

The kitchen and downstairs bathroom are also positioned to the rear and present clear opportunities for full redesign and reconfiguration. This is a true renovation project rather than a light cosmetic update, and it offers buyers the chance to add significant value through thoughtful improvement and modernisation.

One of the standout features of the property is the cellar. Spacious and full of character, it offers excellent potential for conversion, subject to the necessary works and consents. It could be reimagined as additional living space, a home office, gym, cinema room, or creative studio, further enhancing the overall footprint of the home.

Upstairs, the sense of space continues. All three first-floor bedrooms are genuine doubles, a valuable feature in homes of this era, each offering good natural light and flexible proportions for future redesign. The accommodation is completed by a further loft room accessed via a spiral staircase, currently used as a bedroom. Positioned within the roof space, it benefits from built-in storage and offers a unique additional area that could be enhanced further depending on requirements.

Externally, the property sits within a well-established residential area that remains popular for its convenience and accessibility. St. Anns Road offers a quieter setting while still being within easy reach of Ball Hill's shops, amenities, and transport links into Coventry City Centre, making it well suited to both families and investors alike.

The neighbouring property has previously been converted into two self-contained flats, and there is also a House in Multiple Occupation (HMO) within the street, demonstrating the area's suitability for investment opportunities. Subject to the necessary planning permissions and building regulations, this property may appeal to investors seeking conversion or HMO potential.

This is not a finished home, and it is not presented as one. It is a substantial renovation opportunity with scale, flexibility, and strong long-term potential. For buyers with vision and an appetite for improvement, it offers the chance to create something genuinely special from an already impressive base.

LOWER GROUND FLOOR			
Cellar/Basement	31'1 x 16'5	Bedroom 2	16'1 x 9'11
GROUND FLOOR		Bedroom 3	13'2 x 10'9
Living Room	12'6 x 11'7	Bathroom	7'3 x 6'11
Dining Room	13'4 x 12'5	SECOND FLOOR	
Kitchen	16'8 x 9'11	Loft Space	11'10 x 10'9
Bathroom	6'6 x 6'4	OUTSIDE	
FIRST FLOOR		Lean to (off the Dining Room)	
Bedroom 1	16'2 x 13'11	Rear Garden	
		Front Garden	