



PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

GEORGE ELLIOT ROAD,
FOLESHILL, COVENTRY, CV1 4HU

GUIDE PRICE
£175,000

GEORGE ELLIOT ROAD




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This three bedroom mid terraced property in the popular CV1 4HU area offers excellent potential for buyers looking to create a fantastic home or investment property close to Coventry city centre. Benefiting from a rear extension and generous living space, the property is ideal for first time buyers or investors seeking a well located property with scope for improvement and added value.

The ground floor comprises a spacious living area with good natural light and plenty of room for both relaxing and entertaining. The kitchen offers practical space and the opportunity for buyers to modernise and personalise to their own taste. Along with the ground floor bathroom.

Upstairs, the property offers three well proportioned bedrooms, making it suitable for families, professional couples or tenants.

Externally, the property benefits from a rear garden which provides outdoor space for relaxing, entertaining or further improvement. The property enjoys a convenient position within easy reach of the city centre and surrounding amenities.

The location is a major advantage, with Coventry city centre just a short distance away, offering a wide range of shops,

restaurants, cafes, gyms and leisure facilities. Coventry University is also nearby, making the property particularly appealing for investors looking at student or professional rental opportunities.

There are a number of local schools within easy reach, along with supermarkets and everyday conveniences. Transport links are excellent, with regular bus services nearby and easy access to Coventry railway station, offering direct routes to Birmingham and London. The A444 and M6 are also easily accessible for commuters travelling further afield.

This is a fantastic opportunity to purchase a well positioned property with strong potential in a convenient and well connected part of Coventry.

[Living Room](#)

[Living Room](#)

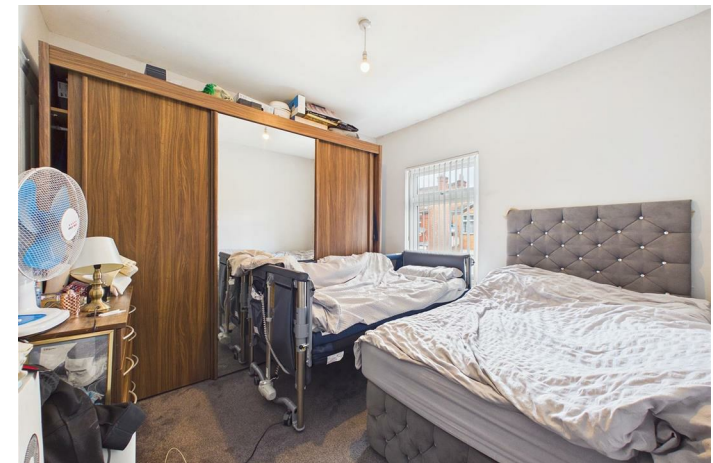
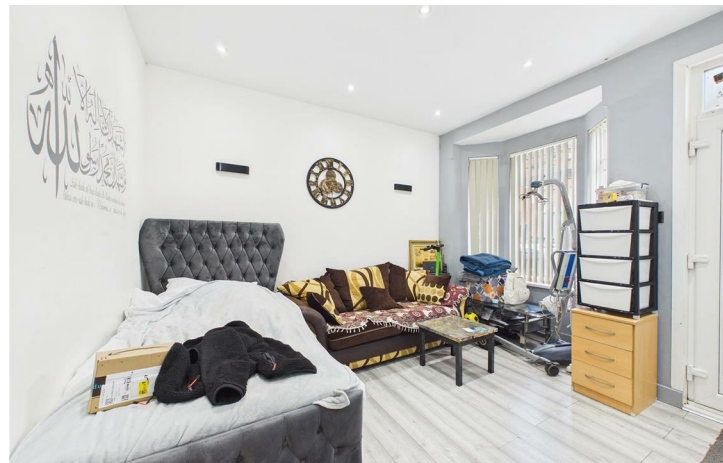
[Kitchen](#)

[Bathroom](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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