


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

DILLOTFORD AVENUE,
CHEYLESMORE, COVENTRY, CV3 5ED

£65,000

DILLOTFORD AVENUE



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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.

This one bedroom ground floor apartment offers an excellent opportunity for first time buyers, professionals or investors looking for a conveniently located property in Coventry. The accommodation comprises a comfortable living room, a separate bedroom and a bathroom, all arranged on the ground floor for ease of access. Situated within the CV3 5ED area, the property benefits from access to local shops, everyday amenities, nearby schools and public transport links, with Coventry city centre also within convenient reach.

The living room provides a comfortable space to relax and unwind, with flexibility for both seating and everyday living. The separate bedroom offers a private and practical sleeping area, while the bathroom completes the accommodation.

The ground floor position may appeal to buyers who prefer to avoid stairs, making this a practical option for a range of purchasers. The apartment could also be of interest to investors seeking a property in an established residential area of

Coventry.

The surrounding area offers a selection of local shops and convenience stores for everyday essentials, with additional shopping facilities available nearby. Larger supermarkets, including Asda on Daventry Road, are within reach, while Coventry city centre provides a wider choice of high street retailers, supermarkets, cafés, restaurants and leisure facilities.

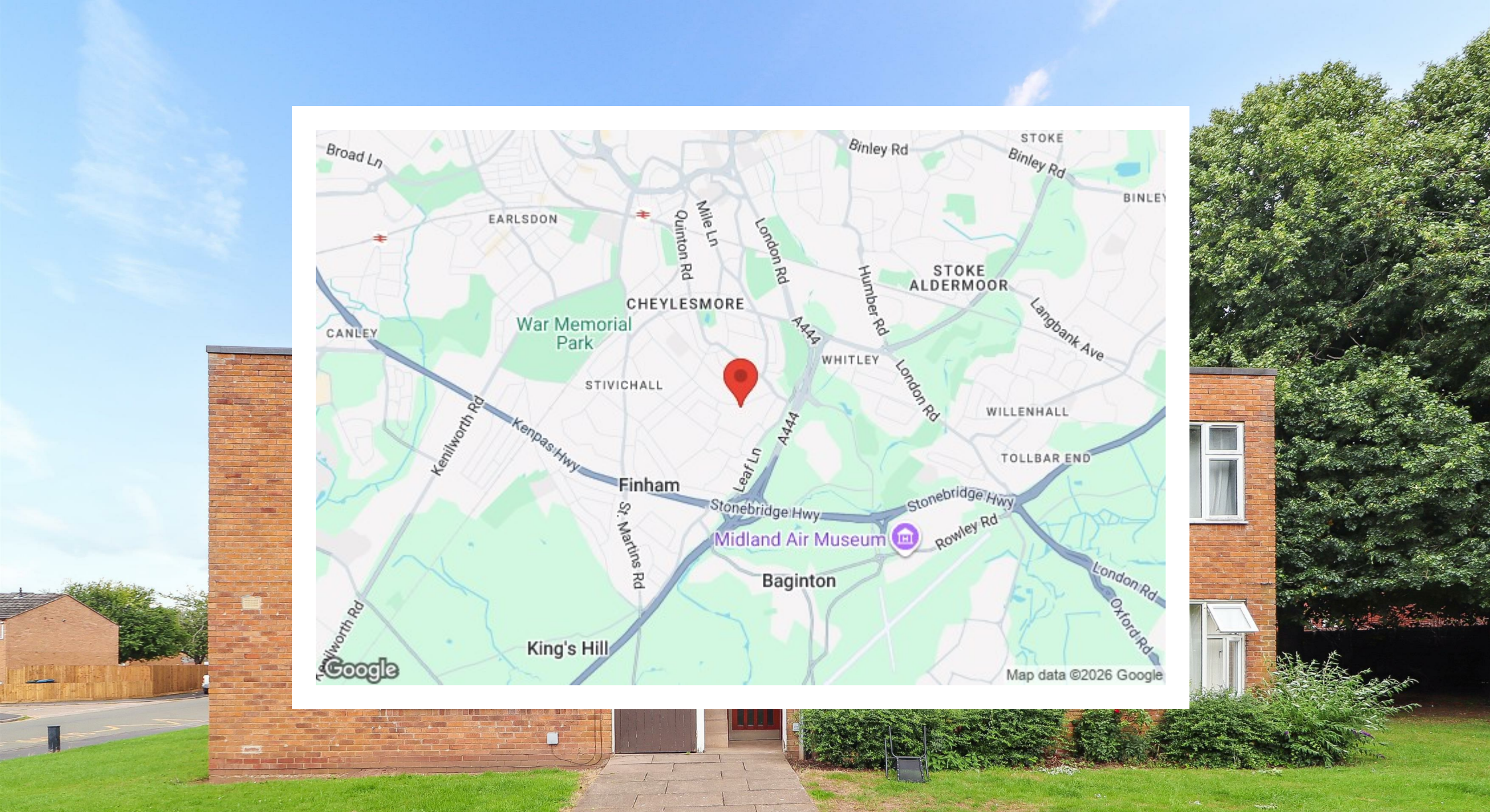
There are several schools in the surrounding area, including Howes Community Primary School, St Thomas More Catholic Primary School and Manor Park Primary School. Further secondary education options include Finham Park School and Blue Coat Church of England School and Music College.

For commuters, local bus stops are available nearby, providing connections towards Coventry city centre and other parts of the city. Coventry railway station is approximately 1.1 miles away and offers rail services to destinations including Birmingham and London. The nearby road network also provides access to the A45 and wider routes across Coventry and the surrounding region.

Overall, this one bedroom ground floor apartment presents an opportunity for first time buyers or investors seeking a property in a convenient Coventry location. With a living room, separate bedroom and bathroom, together with access to local amenities, shops, schools and transport links, it is well placed for everyday convenience.







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