


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

KING EDWARD ROAD,
HILLFIELDS, COVENTRY, CV1 5BJ

GUIDE PRICE
£155,000

KING EDWARD ROAD



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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 four bedroom terraced property in the CV1 5BJ area offers spacious and flexible accommodation across two floors and presents an excellent opportunity for buyers looking to modernise and add value. Benefiting from four bedrooms, a practical layout and a convenient location close to Coventry city centre, the property is ideal for investors, growing families or buyers seeking a project with strong potential.

The ground floor comprises a living room which provides a comfortable space for relaxing and entertaining, along with a ground floor bedroom positioned to the front of the property. This additional room offers flexibility for use as a guest bedroom, home office or further reception space depending on individual requirements. The kitchen is located towards the rear and offers practical space with scope for updating and redesign. The bathroom is also situated on the ground floor.

Upstairs, the property offers three further bedrooms, all providing good

accommodation for family living or rental purposes along with a further shower room. The overall layout allows buyers the opportunity to modernise throughout and create a home tailored to their own style and needs.

Externally, the property benefits from a rear garden which provides outdoor space for relaxing or further improvement. Street parking is available to the front of the property.

The location is a major advantage, with Coventry city centre just a short distance away offering a wide range of shops, supermarkets, restaurants, cafes and leisure facilities. Coventry University is also nearby, making the property particularly appealing for investors looking at student or professional rental opportunities.

There are several primary and secondary schools within easy reach, along with excellent transport links including regular bus services and convenient access to Coventry railway station. The A444 and M6 are also easily accessible, providing straightforward routes to surrounding areas including Birmingham and Nuneaton.

Living Room

Kitchen

Bedroom One

Bedroom Two

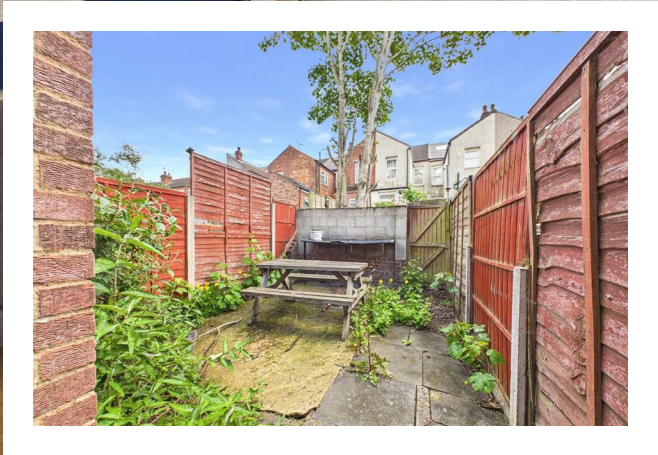
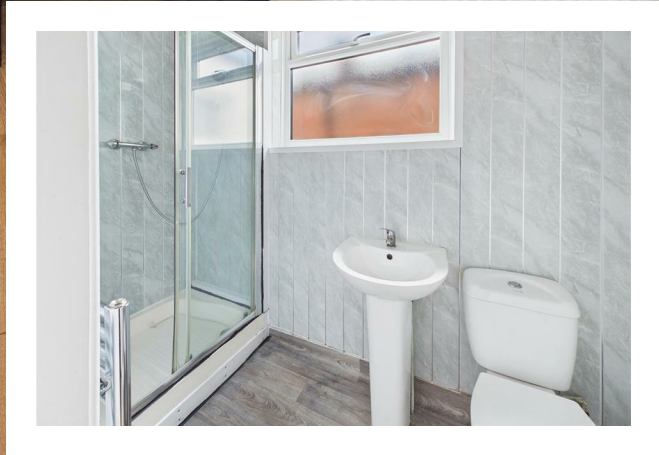
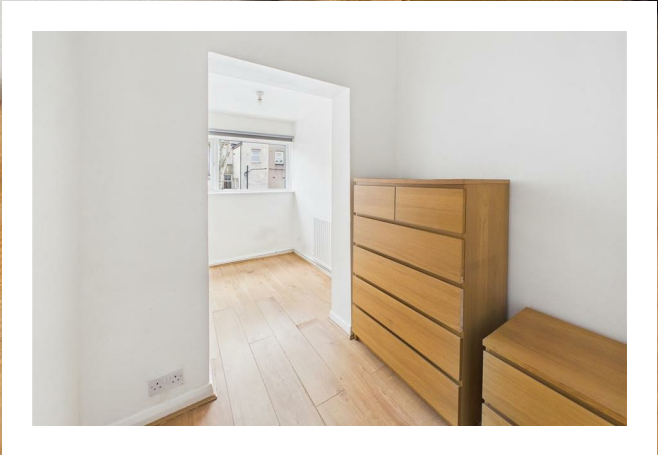
Bedroom Three

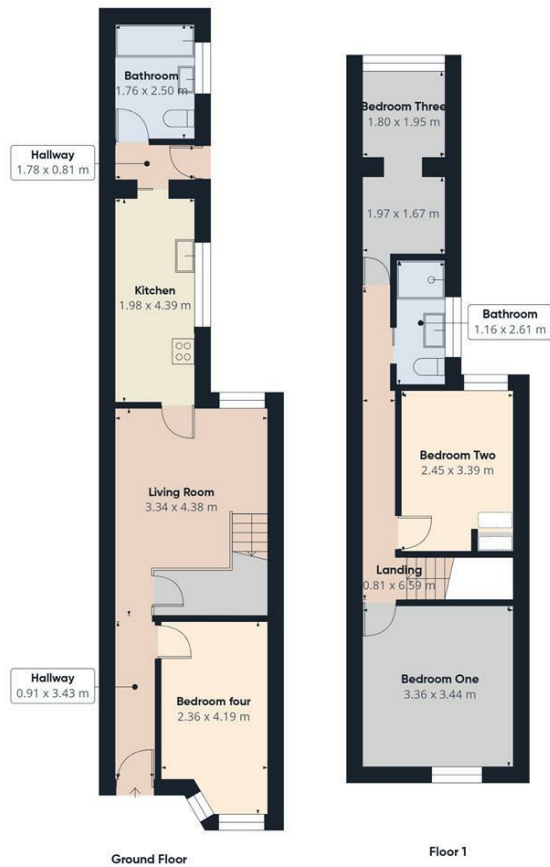
Bedroom Four

Bathroom

Shower Room







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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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