


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ST. MARGARET ROAD,
STOKE, COVENTRY, CV1 2BU

OFFERS OVER
£165,000

INSTALLATION BY

ST. MARGARET ROAD



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This extended two bedroom terraced home in CV1 2BU offers excellent living space and is presented in good condition throughout. The property benefits from a rear extension that enhances the kitchen and includes a modern wet room, making it a practical and appealing home for first time buyers or investors. Street parking is available, and the home enjoys a convenient position close to the city centre and local amenities.

Inside, the property features a welcoming lounge, an extended fitted kitchen with ample storage and worktop space, and a stylish wet room on the ground floor. Upstairs, there are two well proportioned bedrooms, both bright and comfortable. The layout is designed for easy day to day living while offering plenty of versatility.

The location is excellent, being within easy walking distance of Coventry City Centre where you will find a wide range of shops, supermarkets, cafés, and restaurants. There are also local convenience stores nearby for everyday essentials. For those who enjoy green spaces, parks such as Gosford Green and the War Memorial Park are just a short drive away.

Transport links are superb, with easy access to the A444, A46 and the M6 motorway network for commuters. Coventry

Railway Station is close by and provides direct services to Birmingham, London and other major cities. The area is well served by regular bus routes, making it ideal for professionals and students alike.

Families and students will benefit from the close proximity to highly regarded schools and Coventry University, which is just a short walk away, as well as other educational facilities in the city.

This extended two bedroom terraced home combines convenience, comfort and excellent access to local amenities, making it a fantastic choice for both homeowners and investors.

Living Room 10'0" x 8'3"

Living Room 11'0" x 11'7"

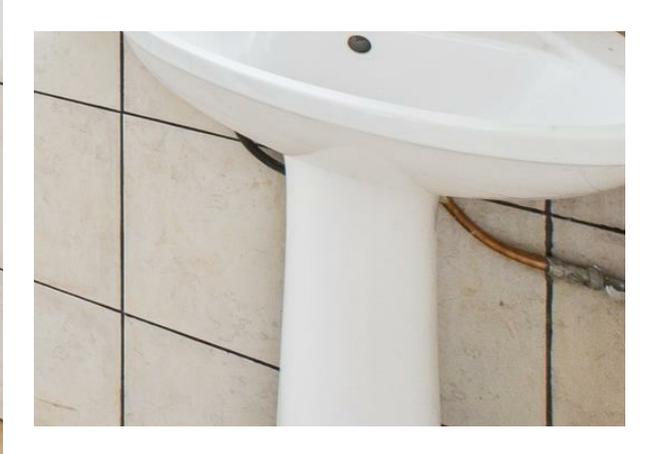
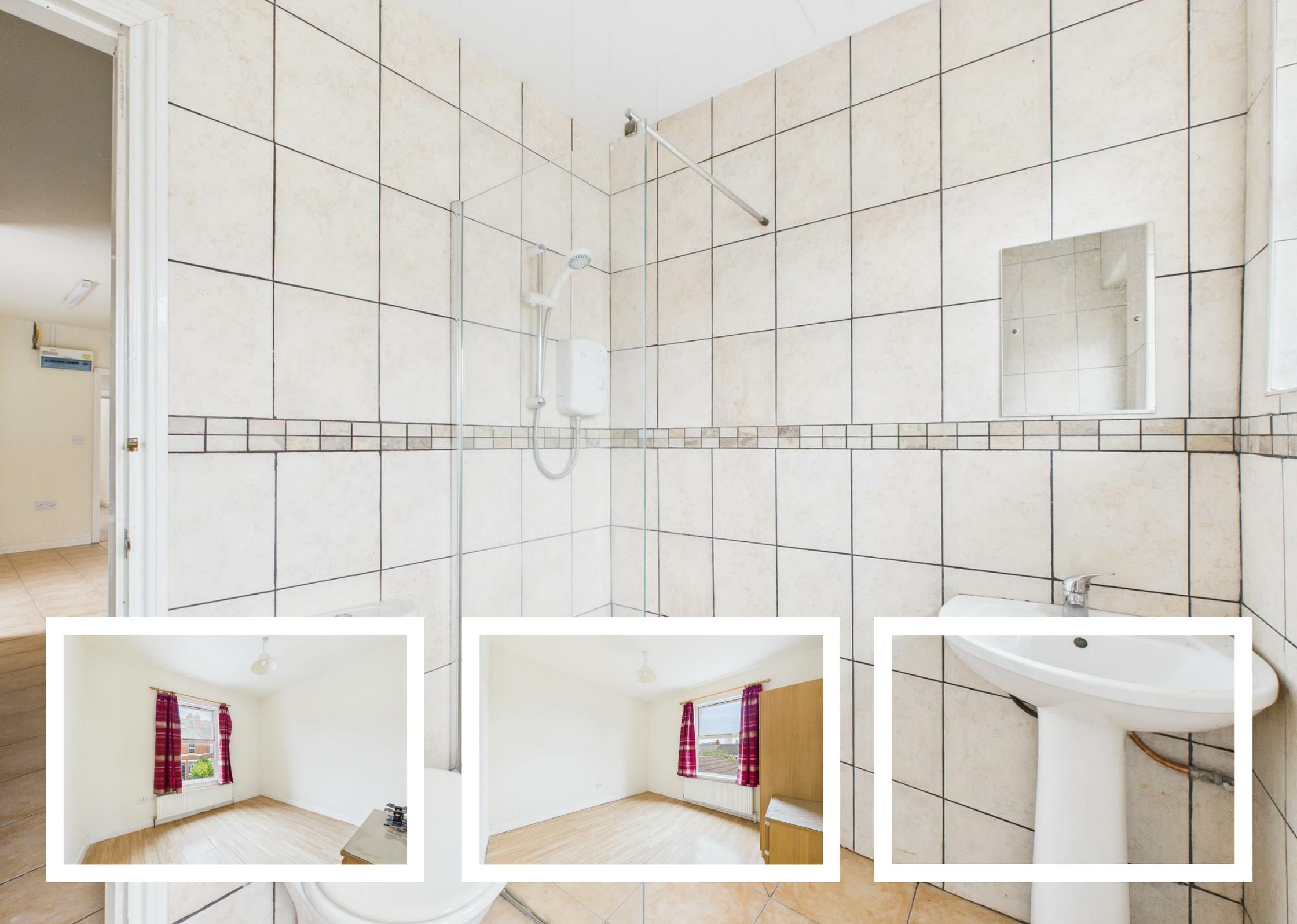
Kitchen 23'4" x 7'10"

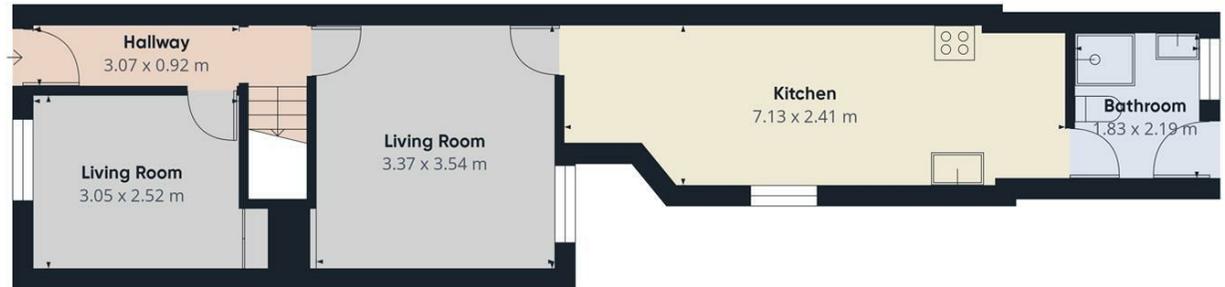
Bathroom 6'0" x 7'2"

Bedroom One 10'1" x 11'7"

Bedroom Two 11'2" x 11'7"







Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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