


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

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

OFFERS OVER
£150,000

INSTALLATION BY

ST. MARGARET 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

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"

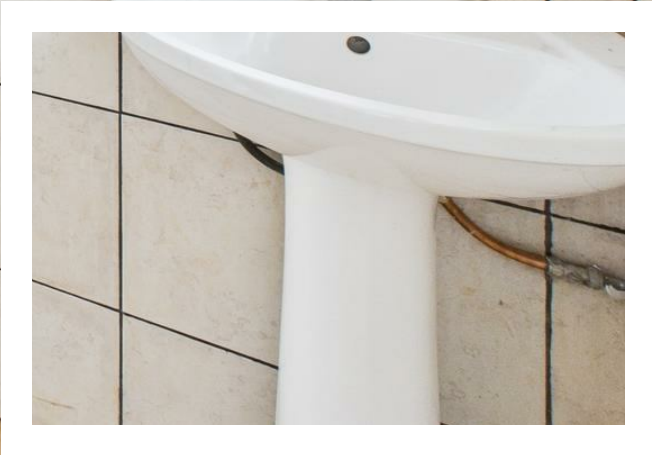
Kitchen 23'4" x 7'10"

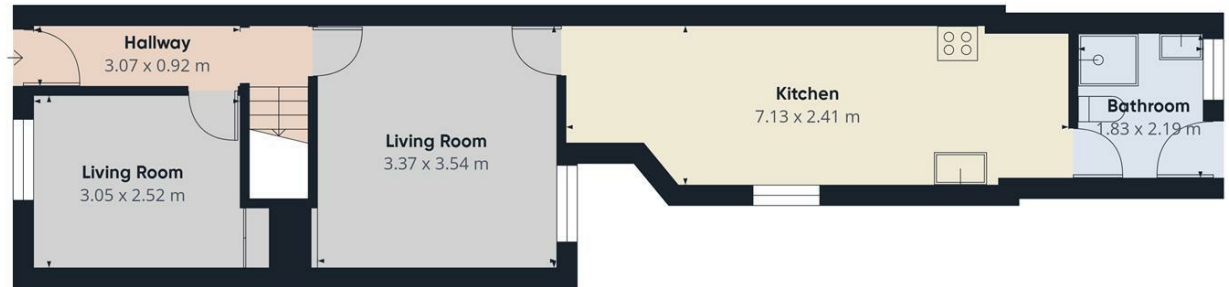
Bathroom 6'0" x 7'2"

Bedroom One 10'1" x 11'7"

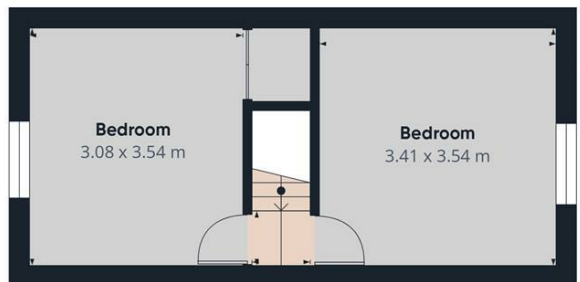
Bedroom Two 11'2" x 11'7"







Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Prominence Estates
 5 Queen Isabels Avenue,
 Cheylesmore,
 Coventry,
 CV3 5GE

02476 309 826
 sales@prominenceestates.com
 www.prominenceestates.com

