PROMINENCE
ESTATES

★★★★★

RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

TAWNY GROVE,

CANLEY, COVENTRY, CV4 8NL

GUIDE PRICE
£135,000

TAWNY GROVE

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This well presented one bedroom second floor apartment in CV4 offers an excellent opportunity for both first time buyers and investors. Set within a modern development, the property benefits from a spacious open plan living and kitchen area, a comfortable double bedroom, a stylish bathroom, and the added advantage of an allocated parking space. With its contemporary layout and good condition throughout, the apartment is ready to move into and provides a low maintenance lifestyle.

The open plan living room and kitchen is the heart of the home, offering a bright and sociable space ideal for both relaxing and entertaining. The kitchen is fitted with modern units and appliances, while the living area provides plenty of room for dining and lounging. The bedroom is generously sized, allowing space for wardrobes and storage, and the bathroom is fitted with a modern suite. The property also benefits from secure entry and communal areas which are well maintained.

Situated in a sought after location, the apartment enjoys excellent access to local shops and everyday conveniences, with Cannon Park Shopping Centre close by for larger retail options. The area is particularly popular with professionals and students due to its proximity to the University of Warwick, which is only a short distance away. There are also several supermarkets, cafes, and leisure facilities within easy reach, making this a vibrant and convenient location to live.

Transport links are another key feature, with Canley Railway Station providing direct services to Birmingham, Coventry city centre, and London, making it an ideal base for commuters. The A45 and nearby motorway links, including the M42 and M6, provide excellent road connections, while Birmingham Airport is only a short drive away. Regular bus services also connect the area to Coventry city centre and beyond.

For families and long term residents, the area is well served by schools, both primary and secondary, as well as green spaces and parks for outdoor recreation. Investors will also appreciate the strong rental demand in the area, particularly from students and professionals, ensuring good potential for returns.

With its combination of a practical modern layout, allocated parking, a desirable location close to Warwick University, and excellent transport links, this property is a superb purchase for those seeking their first home or a sound investment opportunity.

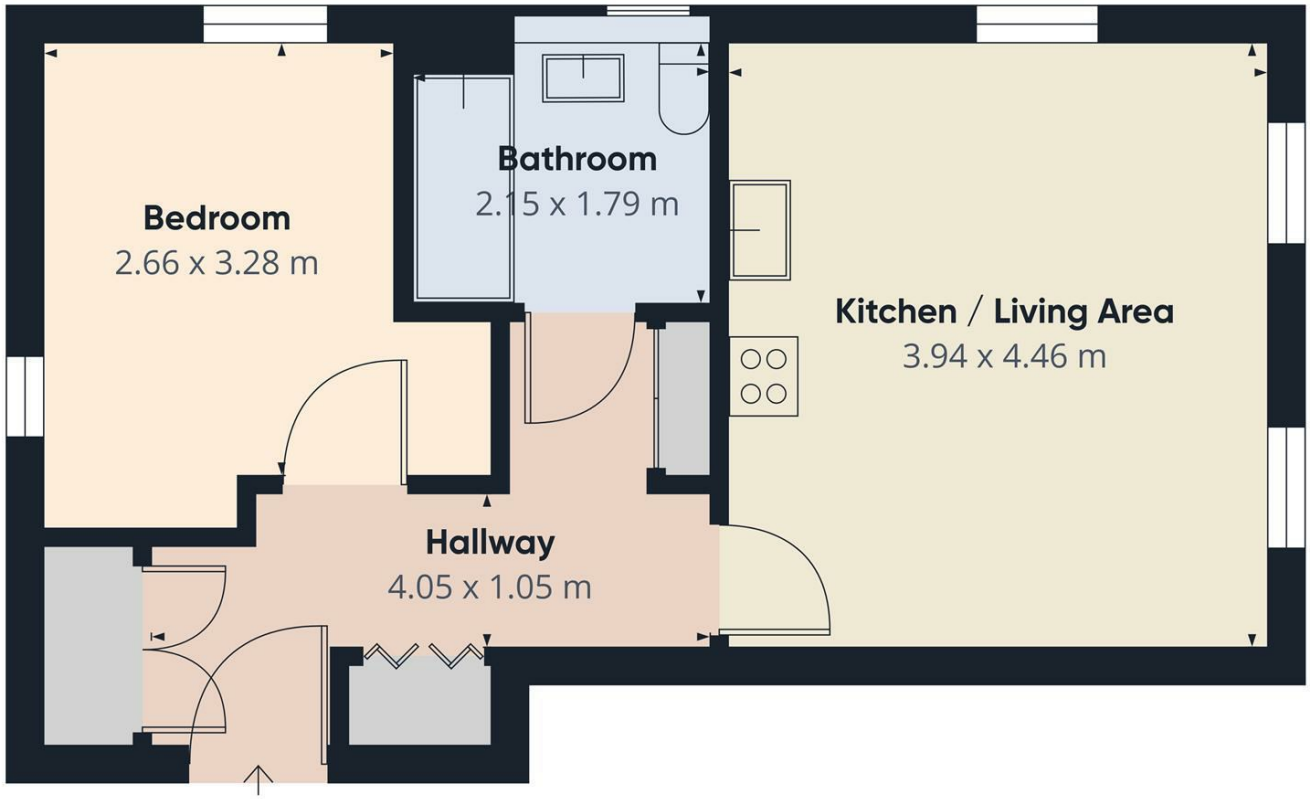
Living Room/Kitchen 14'7" x 12'11"

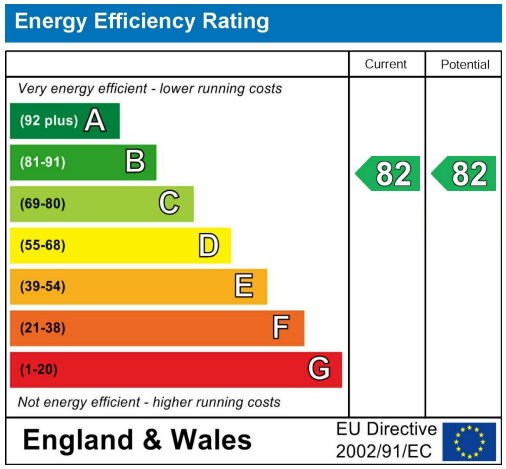
Bedroom 10'9" x 8'8"

Bathroom 7'0" x 5'10"

Hallway 13'3" x 3'5"

SCRABBLE





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