


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ALDERMANS GREEN ROAD,
ALDERMANS GREEN, COVENTRY, CV2 1NP

£275,000

ALDERMANS GREEN ROAD



PROMINENCE ESTATES

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.

This substantial four bedroom detached home in the popular Aldermans Green area offers spacious and versatile accommodation, three bathrooms, a large driveway and excellent potential for improvement. With a ground floor shower room, an ensuite to the master bedroom and a family bathroom on the first floor, this property is perfectly suited to growing families and buyers looking to create their ideal home. Requiring some updating throughout, it presents a fantastic opportunity to add value and personalise the property to individual tastes.

The ground floor offers generous living accommodation with plenty of space for family life and entertaining. The layout provides flexibility for a range of lifestyles and offers excellent potential for modernisation and reconfiguration if desired. The kitchen provides a practical space with scope for improvement, while the additional ground floor shower room adds convenience for larger households and visiting guests.

The first floor comprises four well proportioned bedrooms, offering ample accommodation for families, home working or guest space. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a family bathroom, creating a practical and well balanced layout.

Externally, the property benefits from a large driveway providing ample off road parking for multiple vehicles. The overall plot offers excellent kerb appeal and plenty of potential for buyers looking to further enhance the property.

The location is well served by a range of local amenities including supermarkets, shops, cafes and everyday conveniences. Families will appreciate the selection of primary and secondary schools within easy reach, while Coventry city centre is only a short distance away, offering extensive retail, leisure and dining facilities.

Transport links are excellent, with regular bus services nearby and convenient access to the A444, M6 and surrounding road networks. Coventry railway station is also easily accessible, providing direct services to Birmingham, London and other major destinations.

This is an excellent opportunity to acquire a spacious detached family home with fantastic potential in a well established and convenient area of Coventry. Early viewing is highly recommended to appreciate the size, flexibility and future possibilities this property has to offer.

[Living Room](#)

[Kitchen/Dining Room](#)

[Office/Playroom](#)

[Bedroom One](#)

[Bedroom Two](#)

[En-suite](#)

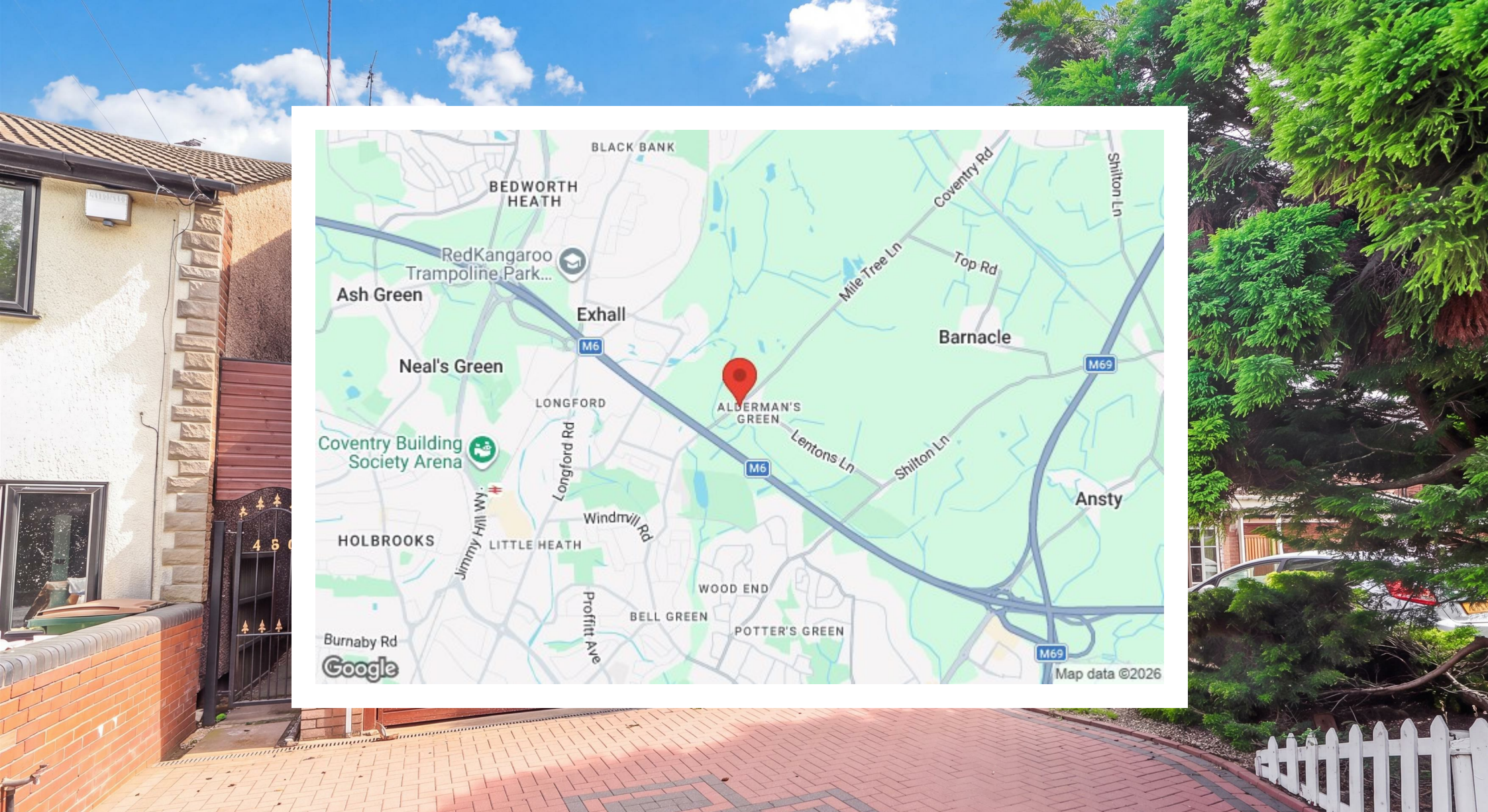
[Bedroom Three](#)

[Bedroom Four](#)

[Bathroom](#)







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

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


PROMINENCE
ESTATES