


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

KIRKDALE AVENUE,
HOLBROOKS, COVENTRY, CV6 4LN

GUIDE PRICE
£200,000

KIRKDALE AVENUE



PROMINENCE

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This three bedroom end of terrace property is situated in the popular residential area of Holbrooks, Coventry, and is being offered for sale to investors only, with a long term tenant currently in situ. The property benefits from an open plan living and dining room, a separate kitchen, three bedrooms, a family bathroom, a driveway to the front and a good sized rear garden. Offering established accommodation in a convenient location close to local amenities, shops, schools and transport links, this is an opportunity for investors looking to add a tenanted residential property to their portfolio.

To the first floor, there are three bedrooms alongside a family bathroom. The accommodation offers a practical layout suited to a range of household needs, while the end of terrace position provides the property with its own distinct setting within the surrounding residential street.

Externally, the property benefits from a driveway to the front, providing valuable off road parking. To the rear, a good sized garden offers useful outdoor space and further appeal for future occupants.

Holbrooks is an established residential area of Coventry, with local shops, convenience stores and everyday services available nearby. Holbrook Lane offers a selection of local businesses and food outlets, while Arena Shopping Park provides access to a wider range of major retailers and supermarkets. Morrisons on Parkgate Road is another option for regular grocery shopping. Coventry city centre is also accessible, offering a broader choice of shops, restaurants, cafés and leisure facilities.

There is a selection of schools in the surrounding area, including Parkgate Primary School, John Shelton Primary School and Holy Family Catholic Primary School. President Kennedy School and Community College provides a secondary education option in the wider neighbourhood.

The area is served by local bus routes connecting residents with Coventry city centre and surrounding districts. Coventry railway station provides further connections for journeys to Birmingham, London and other destinations. For motorists, the A444 offers access to the wider road network, including routes towards the M6 and other major roads around Coventry.

Overall, this three bedroom end of terrace property presents an opportunity for investors seeking a residential property with a long term tenant already in situ. With an open plan living and dining room, separate kitchen, three bedrooms, family bathroom, front driveway and good sized rear garden, the property is conveniently located for local shops, schools, amenities and transport connections.

Please note that this property is being marketed to investors only, as a long term tenant is currently in situ. Interested parties should make their own enquiries regarding the existing tenancy and rental arrangements.

[Living Room/Dining Room](#)

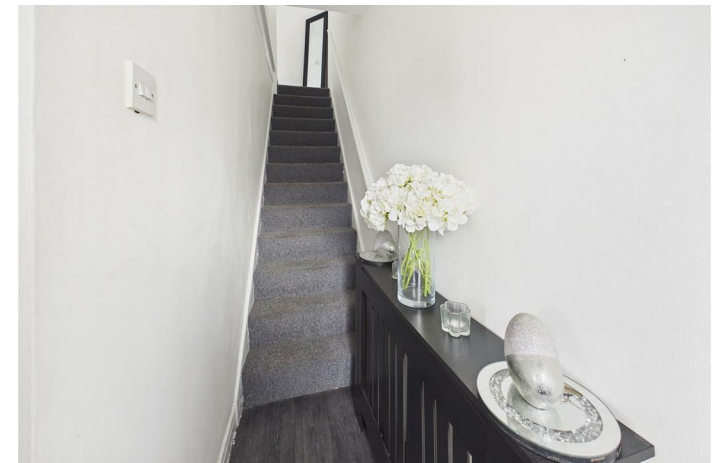
[Kitchen](#)

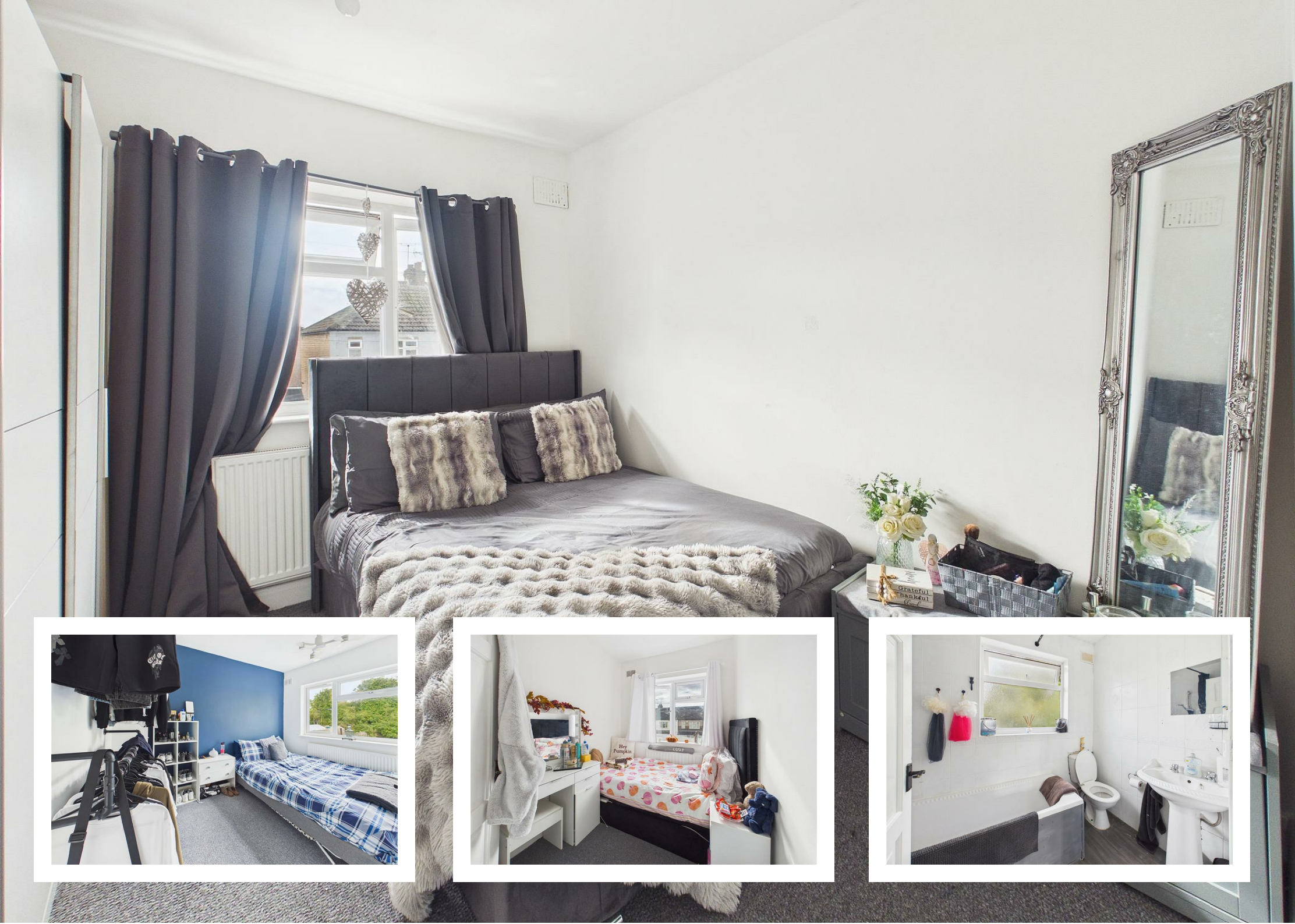
[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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