

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**DAWSON ROAD,**  
STOKE, COVENTRY, CV3 1FX

**GUIDE PRICE**  
**£210,000**



## DAWSON ROAD



**PROMINENCE**  
— ESTATES —

This newly renovated three bedroom mid terraced home in the desirable CV3 1FX area offers modern living throughout, two bathrooms and a quiet cul de sac location. Finished to a high standard, the property is ideal for first time buyers, families or investors seeking a ready to move into home in a well connected part of Coventry.

The ground floor comprises a bright and welcoming living room which provides a comfortable space for relaxing and entertaining. The kitchen has been updated as part of the renovation and offers a modern finish with fitted units, work surfaces and space for appliances, creating a practical and stylish environment for everyday living. One of the bathrooms is conveniently located on the ground floor, adding flexibility for busy households.

Upstairs, there are three well proportioned bedrooms, offering comfortable accommodation for family members, guests or home working. The second bathroom is located on the first floor and is fitted with a contemporary suite, completing the well balanced layout of the home.

Externally, the property benefits from a rear garden which provides outdoor space for relaxing or entertaining. The cul de sac setting offers a quieter environment with reduced through traffic, making it particularly appealing for families.

The location is well served by a range of local amenities, including nearby shops, supermarkets and everyday conveniences. There are also well regarded primary and secondary schools within easy reach,

making this a popular choice for families. Coventry city centre is close by and offers a wide range of retail, dining and leisure facilities, along with Coventry University.

Transport links are excellent, with regular bus services nearby and convenient access to the A45 and A46, providing straightforward routes to surrounding areas including Warwick, Leamington Spa and Birmingham. Coventry railway station is also easily accessible for commuters.

This is a fantastic opportunity to purchase a fully renovated home in a sought after location, offering modern comfort, practical living space and excellent connectivity.

**Living Room 11'9" x 10'11"**

**Living Room 11'5" x 11'11"**

**Kitchen 13'4" x 6'3"**

**Shower Room 3'2" x 6'11"**

**Bedroom One 11'5" x 10'2"**

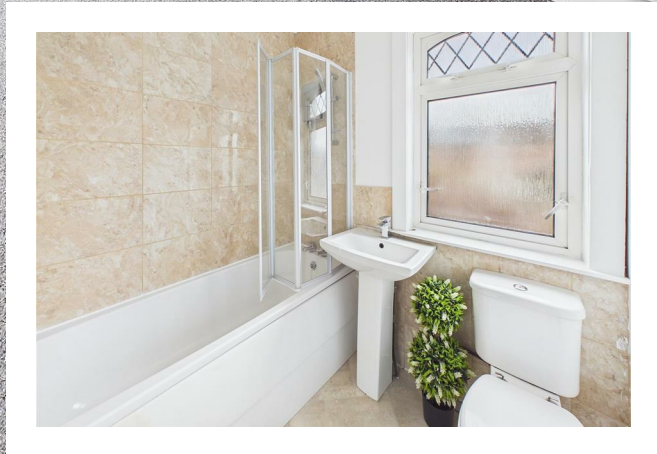
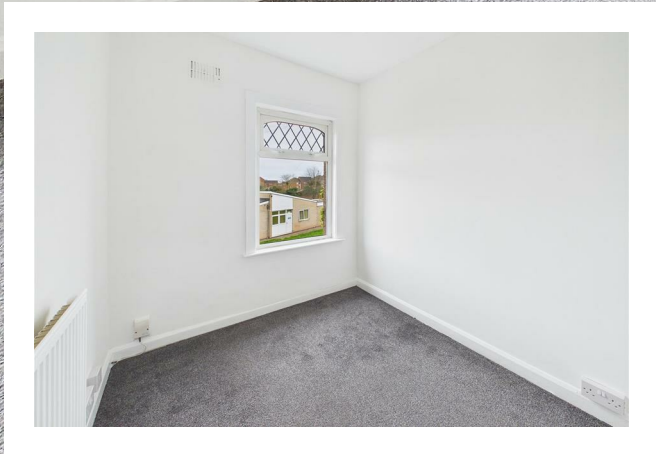
**Bedroom Two 11'9" x 11'0"**

**Bedroom Three 8'6" x 7'3"**

**Bathroom 5'10" x 6'3"**



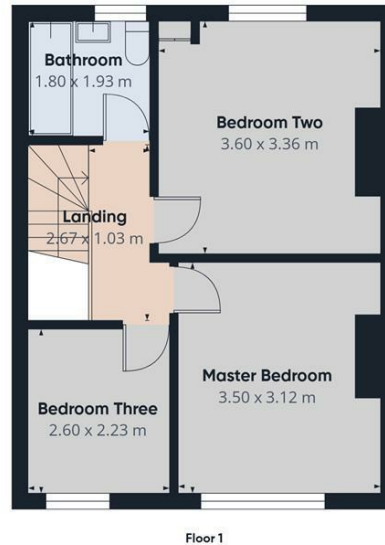








Ground Floor



Floor 1



#### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>85</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



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