


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

SIDDELEY AVENUE,
STOKE, COVENTRY, CV3 1GF

GUIDE PRICE
£170,000

SIDDELEY AVENUE



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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.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The ground floor includes a welcoming entrance hallway leading into a bright and comfortable lounge with plenty of natural light. The kitchen provides good storage and work surfaces, with space for dining and access to the rear garden, creating an ideal area for family meals or entertaining guests.

Upstairs, there are three well proportioned bedrooms and two bathrooms, offering flexibility and convenience for families or those who may wish to rent the property.

Outside, the property benefits from a private rear garden that is perfect for relaxing or hosting gatherings, and there is on street parking available nearby.

Situated in the popular area of Stoke, Coventry (CV3 1GF), the home is ideally located for access to a wide range of local amenities. There are local shops, supermarkets, cafes and restaurants all within easy reach, while Coventry city centre is just a short distance away, offering further shopping, entertainment and

leisure options. The property is well connected by excellent transport links, with easy access to the A45 and A46 for routes towards Birmingham, Leamington Spa and Warwick. Coventry Railway Station is also nearby, providing regular services to London and the wider West Midlands.

Families will appreciate the selection of well regarded schools in the area, including Pattison College, Gosford Park Primary School and Blue Coat Church of England School. Local parks and green spaces also offer great opportunities for recreation and outdoor activities.

This property presents a fantastic opportunity for buyers seeking a home with space and potential in a convenient and well connected location.

Living Room 12'7" x 11'10"

Dining Room 10'9" x 11'9"

Kitchen 7'1" x 8'10"

Utility Room 6'6" x 3'4"

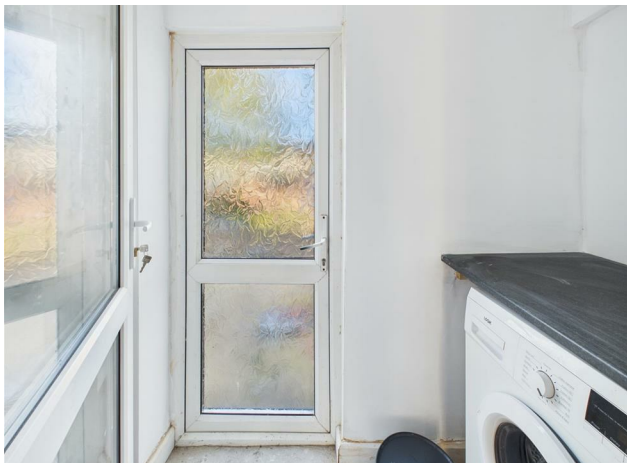
Master Bedroom 15'1" x 13'7"

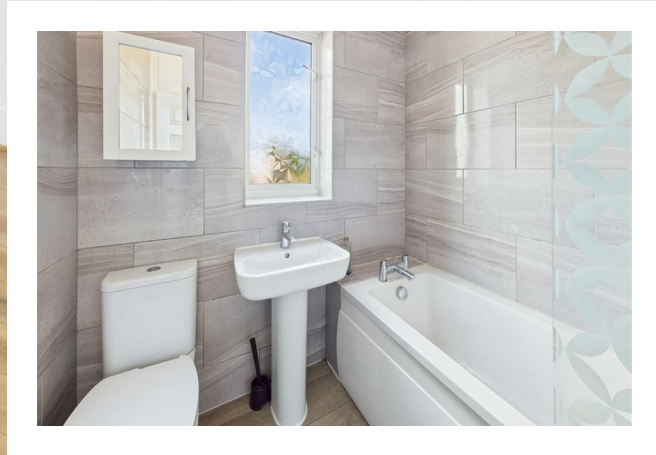
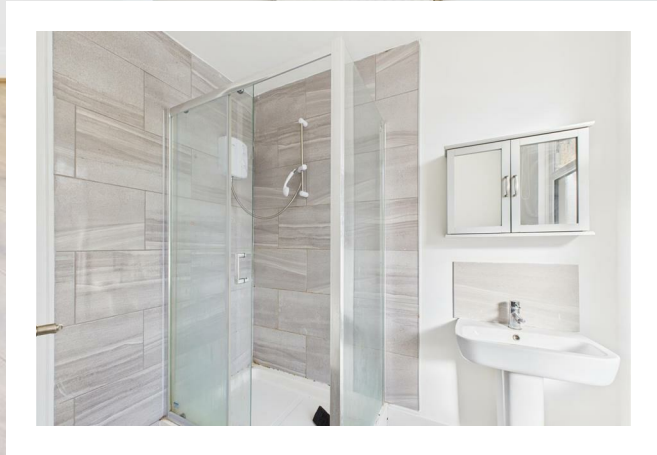
Bedroom Two 11'3" x 11'10"

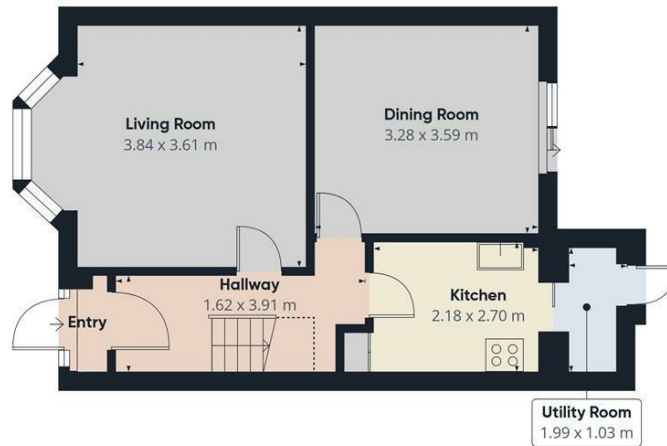
Bedroom Three 11'9" x 11'10"

Bathroom 5'11" x 6'1"

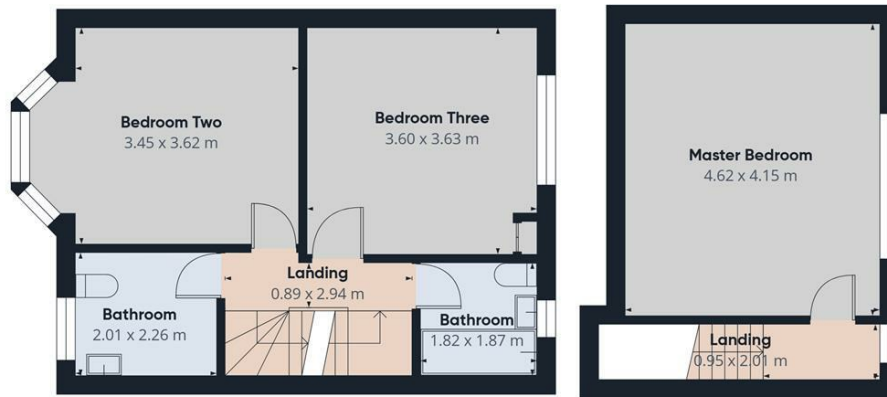
Shower Room 6'7" x 7'4"







Ground Floor



Floor 1

Floor 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73

England & Wales EU Directive 2002/91/EC

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