

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**FRED LEE GROVE,**  
STYVECHALE, COVENTRY, CV3 5NL

**OFFERS OVER**  
**£120,000**



## FRED LEE GROVE



# PROMINENCE

— ESTATES —

This two bedroom first floor flat presents an excellent opportunity for both first time buyers and investors. The property offers generous room sizes, a practical layout and the chance for a new owner to make straightforward improvements to suit their own taste. Its convenient location close to everyday amenities, schools and transport links makes it a highly appealing purchase.

The flat is reached through a secure communal entrance that leads into a tidy shared hallway. Once inside the property, the entrance hall provides access to all rooms and offers useful space for storage. The living room is a bright and inviting space with a pleasant outlook and enough room for both a lounge arrangement and a small dining area. It is a comfortable environment for relaxing or entertaining.

The kitchen is set separately from the living room and provides a functional space with fitted units, work surfaces and room for appliances. With some redecoration or updating, it has the potential to become a modern and efficient area for everyday cooking and meal preparation.

There are two well proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or a guest room. The main bedroom comfortably accommodates a double bed and additional furniture. The second bedroom is also a very useful size and can serve a variety of needs. The bathroom features a bath with overhead shower, wash hand basin and WC and, like other areas of the flat, offers scope for future modernisation.

The flat is positioned in a desirable part of Coventry, with a range of shops and facilities close by. Local amenities include supermarkets, convenience stores, pharmacies, cafes and takeaways, all within easy walking distance. Schools in the area are well regarded, providing suitable options for families or buyers planning for the future. Public transport connections are excellent, with regular bus services running directly into Coventry city centre. For those who commute further afield, the A45 and A46 are both easily accessible, offering straightforward routes towards Warwick, Rugby, Leamington Spa and Birmingham.

Surrounded by established neighbourhood facilities and green spaces, this two bedroom flat combines good potential with a highly convenient location. It is an ideal opportunity for buyers seeking a property they can personalise over time in a popular and well connected part of Coventry.

[Living Room](#)

[Kitchen](#)

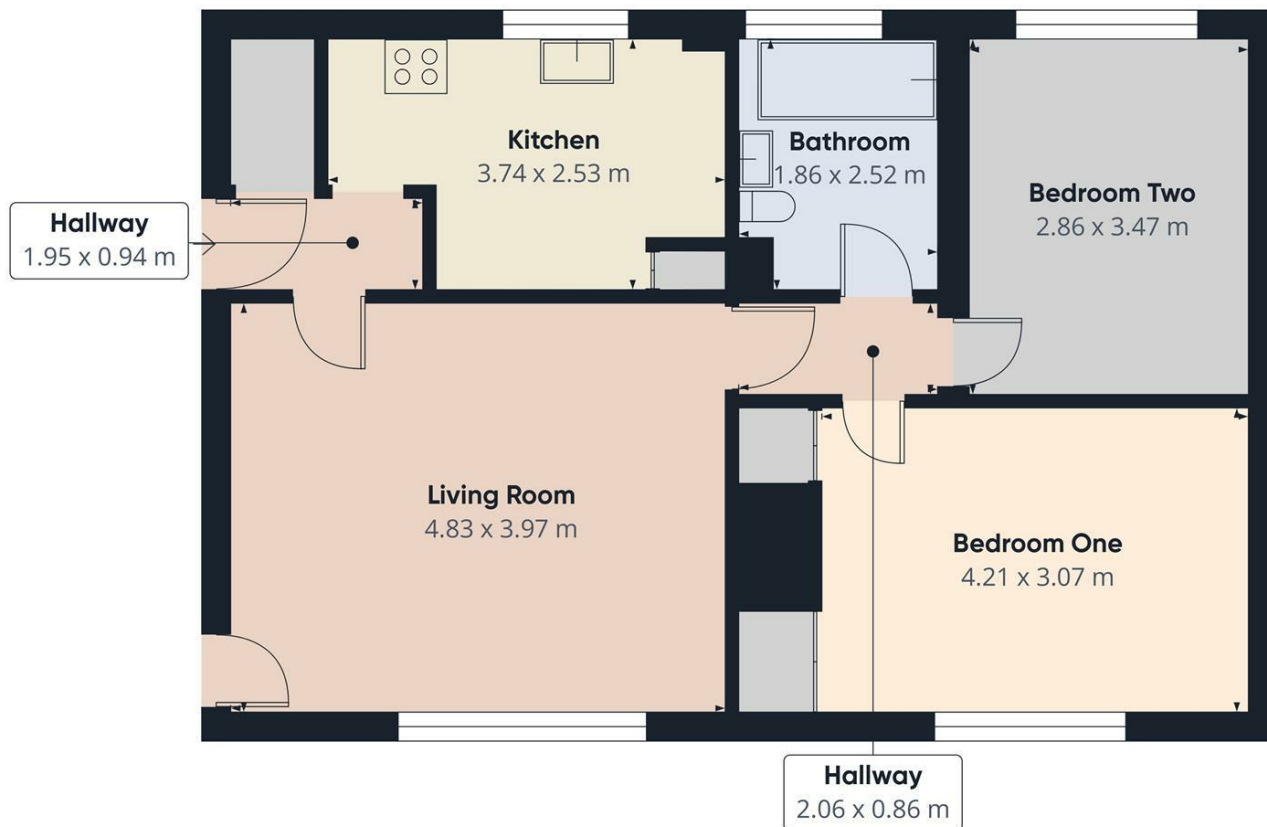
[Bedroom One](#)

[Bedroom Two](#)

[Bathroom](#)







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	69
EU Directive 2002/91/EC		

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