

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**DORSET ROAD,**  
FOLESHILL, COVENTRY, CV1 4ED

**£215,000**



DORSET ROAD



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\*\*\*HMO LICENCE \*\*\*This well-presented 5-bedroom end of terrace house in the vibrant Foleshill area offers an excellent opportunity for families or investors looking for a spacious property with plenty of potential. While there is no traditional living room or garden, the layout provides ample room for versatile living across one floor, with the bedrooms offering generous accommodation.

The property features two well-appointed bathrooms, ensuring convenience for larger households. The open-plan design creates a flexible living space that can easily be adapted to suit your needs, whether you're looking to create a modern family hub or utilize the space for work-from-home solutions.

Ideally located in the heart of Foleshill, this

property benefits from easy access to local shops, schools, and excellent transport links, making it a perfect choice for those looking to be close to everything the area has to offer.

With its spacious bedrooms and potential for customization, this end of terrace house offers great value for those looking to make it their own or as a rental investment opportunity. Don't miss out on this fantastic property!

**Bedroom One 14'8" x 9'1"**

**Bedroom Two 9'7" x 12'7"**

**Bedroom Three 14'11" x 9'1"**

**Bedroom Four 18'0" x 6'9"**

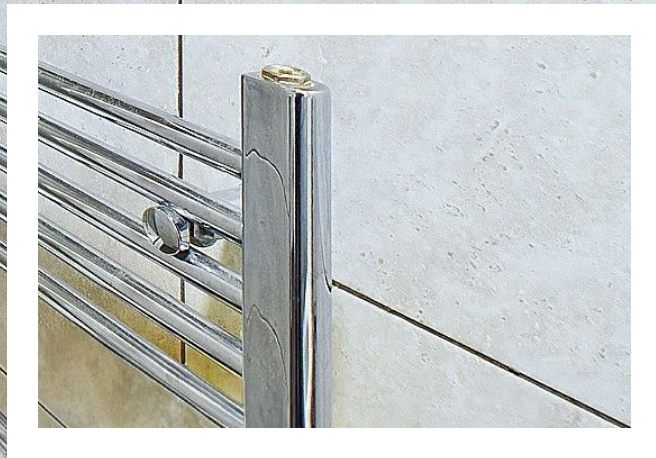
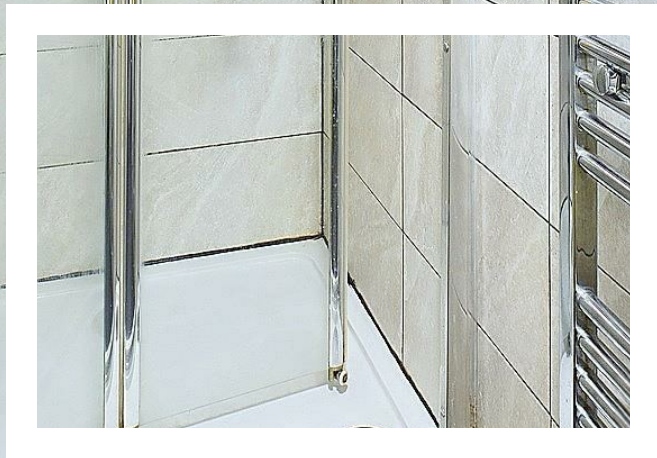
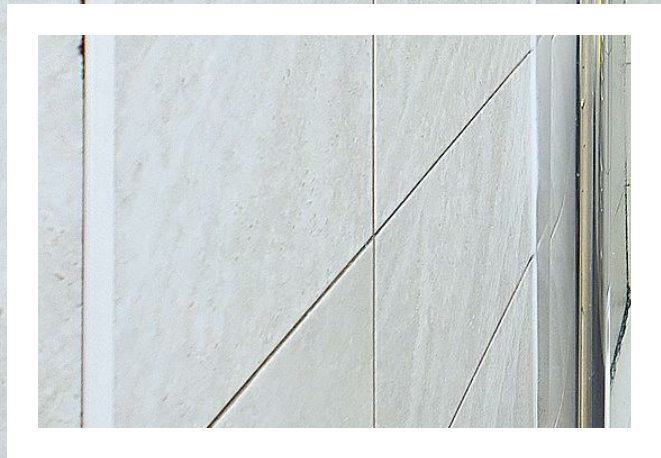
**Bedroom Five 9'1" x 9'10"**

**Shower Room One 5'8" x 6'0"**

**Shower Room Two 2'11" x 9'8"**












#### 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>	<b>71</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>	EU Directive 2002/91/EC 	

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