



PROMINENCE  
ESTATES



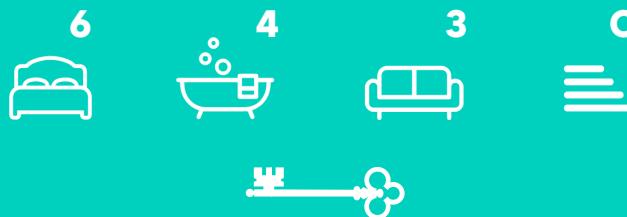
RESIDENTIAL  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**ST CHRISTIANS CROFT,**  
CHEYLESMORE, COVENTRY, CV3 5GY

**GUIDE PRICE**  
**£375,000**

# ST CHRISTIANS CROFT



## PROMINENCE ESTATES

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.

This substantial six bedroom semi detached property offers exceptional space, four bathrooms, three reception rooms, two kitchens and a driveway, making it a rare opportunity within the CV3 5GY area. Previously rented, the property now presents an exciting chance for buyers to add value and tailor the home to their own requirements. With its generous size and versatile potential, it is ideally suited to large families, multi generational living or investors seeking a high yielding opportunity in a popular and well connected location.

The property offers extensive accommodation across two floors, providing a



wide range of flexible living and bedroom spaces. With four bathrooms and multiple reception areas, the home is well suited to busy households or those looking to reconfigure and modernise to create a high quality family residence. The presence of two kitchens also offers further flexibility for future use, subject to individual needs and preferences.

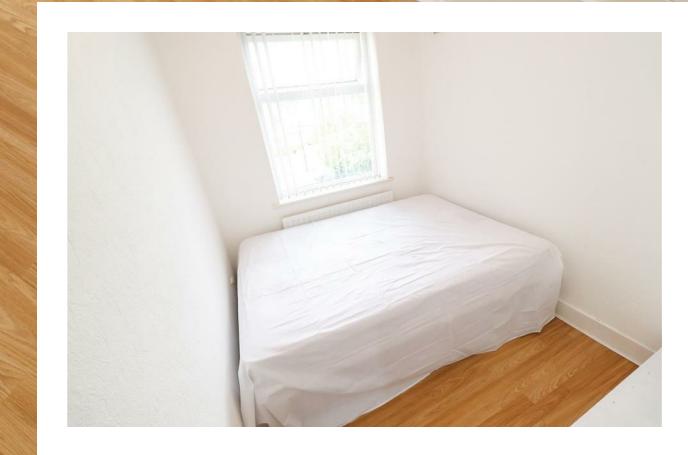
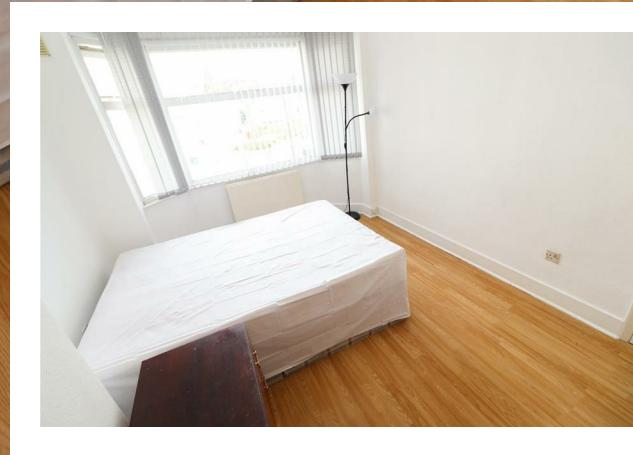
Outside, the property benefits from a driveway which provides off road parking and adds to the overall practicality of the home. There is also outdoor space which offers scope for improvement and landscaping, allowing buyers to further enhance the property and create a more attractive external environment.

The location is a key selling point, with a wide range of local shops, supermarkets, cafes and everyday amenities close by. There are several well regarded primary and secondary schools in the area, making this a popular choice for families. Coventry city centre is within easy reach and provides extensive shopping, dining and leisure facilities, as well as Coventry University.

Transport links are excellent, with regular bus services operating locally and convenient access to the A45 and A46, offering straightforward routes to surrounding areas including Warwick, Leamington Spa and Birmingham. Coventry railway station is also easily accessible for those commuting further afield.

This is a rare opportunity to purchase a large and versatile property in a sought after part of Coventry, offering huge potential to create a substantial family home or a strong investment property in a prime location.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(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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