


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

FRED LEE GROVE,
STYVECHALE, COVENTRY, CV3 5NL

£115,000

FRED LEE GROVE



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Unlock the potential of this blank canvas and sculpt your dream living space with this 2 bedroom flat that beckons those with a vision for a personalised design. Nestled in a convenient location, this property invites you to bring your creativity and make it a reflection of your unique style. This is a fantastic chance to transform this flat into your ideal family home or a lucrative investment property.

In brief the property comprises of; Entrance hallway, a modern kitchen, a spacious living room, two good size bedrooms with storage cupboards and a newly fitted wet room.

This property's location in Cheylesmore adds an extra layer of allure. Nestled in a community known for its charm and convenience, you'll find yourself in close proximity to an array of

amenities. From boutique shops to trendy cafes and local parks, every convenience is within reach, creating a lifestyle that effortlessly combines urban sophistication with suburban tranquility.

With excellent transport links nearby, including easy access to public transportation, commuting to the city centre or other parts of town is a breeze. Embrace the opportunity to explore the vibrant culture and entertainment options that surround you, making every day an adventure in this well-connected neighbourhood.

[Kitchen](#)

[Living Room](#)

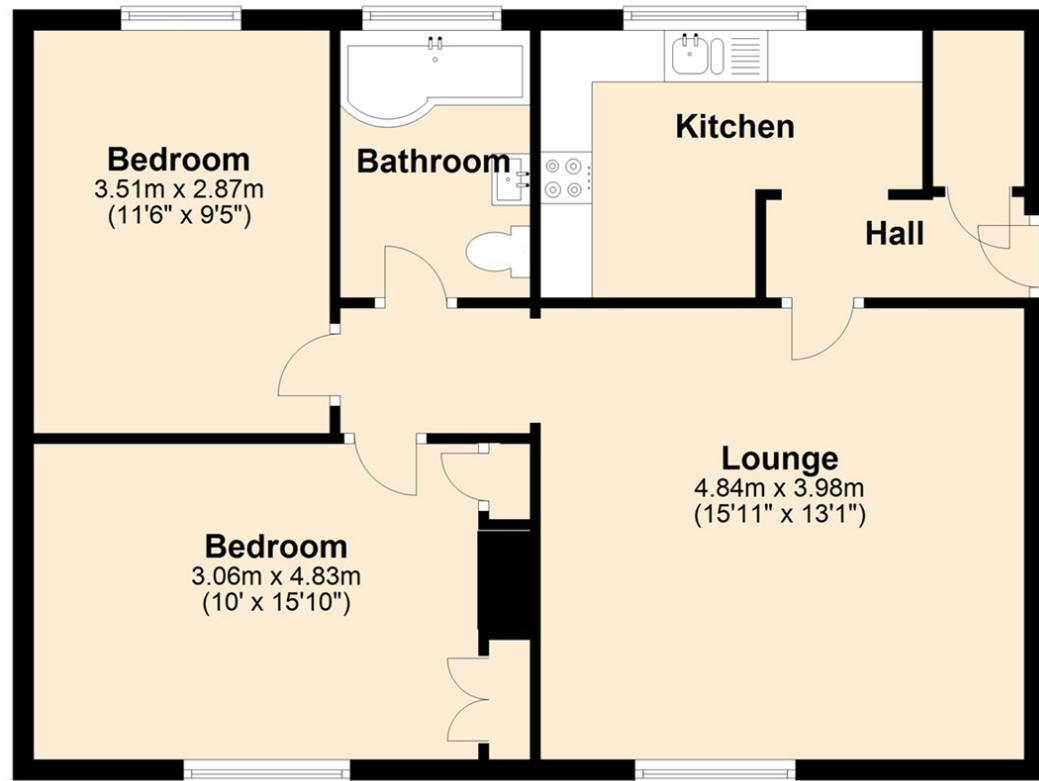
[Bedroom One](#)

[Bedroom Two](#)

[Bathroom](#)

Ground Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



Total area: approx. 67.4 sq. metres (725.8 sq. feet)



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		
	65	71
England & Wales		EU Directive 2002/91/EC

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