3 bed terraced house to buy in

St. Anns Road, Coventry, West Midlands, CV2 4EH

£135,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms and Conditions
- EPC Rating E

Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Offered for sale via Traditional Auction and extending to over 1,900 square feet across multiple levels Positioned on a quiet stretch within the Stoke/Ball Hill area of Coventry.

Having been in the same family for more than three decades, the home has clearly been well lived in over the years and now offers a blank canvas for modernisation throughout. The entrance hall leads into generous ground floor accommodation, where the bay-fronted living room enjoys excellent natural light and retains its original focal fireplace. Next door, the dining room provides a flexible second reception space, ideal for reconfiguration into open-plan living or a more contemporary family layout. To the rear, there is a lean-to extension accessed from the dining room, adding further utility and scope for improvement.

The kitchen and downstairs bathroom are also positioned to the rear and present clear opportunities for full redesign and reconfiguration. This is a true renovation project rather than a light cosmetic update, and it offers buyers the chance to add significant value through thoughtful improvement and modernisation.

One of the standout features of the property is the cellar. Spacious and full of character, it offers excellent potential for conversion, subject to the necessary works and consents. It could be reimagined as additional living space, a home office, gym, cinema room, or creative studio, further enhancing the overall footprint of the home.

Upstairs, the sense of space continues. All three first-floor bedrooms are genuine doubles, a valuable feature in homes of this era, each offering good natural light and flexible proportions for future redesign. The accommodation is completed by a further loft room accessed via a spiral staircase, currently used as a bedroom. Positioned within the roof space, it benefits from built-in storage and offers a unique additional area that could be enhanced further depending on requirements.

Externally, the property sits within a well-established residential area that remains popular for its convenience and accessibility. St. Anns Road offers a quieter setting while still being within easy reach of Ball Hill's shops, amenities, and transport links into Coventry City Centre, making it well suited to both families and investors alike.

The neighbouring property has previously been converted into two self-contained flats, and there is also a House in Multiple Occupation (HMO) within the street, demonstrating the area's suitability for investment opportunities. Subject to the necessary planning permissions and building regulations, this property may appeal to investors seeking conversion or HMO potential.

This is not a finished home, and it is not presented as one. It is a substantial renovation opportunity with scale, flexibility, and strong long-term potential. For buyers with vision and an appetite for improvement, it offers the chance to create something genuinely special from an already impressive base.

Lower Ground Floor -

Cellar/Basement - 9.47m x 5.00m (31'1 x 16'5) -

Ground Floor -

Living Room - 3.81m x 3.53m (12'6 x 11'7) -

Dining Room - 4.06m x 3.78m (13'4 x 12'5) -

Kitchen - 5.08m x 3.02m (16'8 x 9'11) -

Bathroom - 1.98m x 1.93m (6'6 x 6'4) -

First Floor -

Bedroom 1 - 4.93m x 4.24m (16'2 x 13'11) -

Bedroom 2 - 4.90m x 3.02m (16'1 x 9'11) -

Bedroom 3 - 4.01m x 3.28m (13'2 x 10'9) -

Bathroom - 2.21m x 2.11m (7'3 x 6'11) -

Second Floor -

Loft Space - 3.61m x 3.28m (11'10 x 10'9) -

Outside -

Lean To (Off The Dining Room) -

Rear Garden -

Front Garden -

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Terraced House

Parking: On Street, Permit Parking

Year built: 1900

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

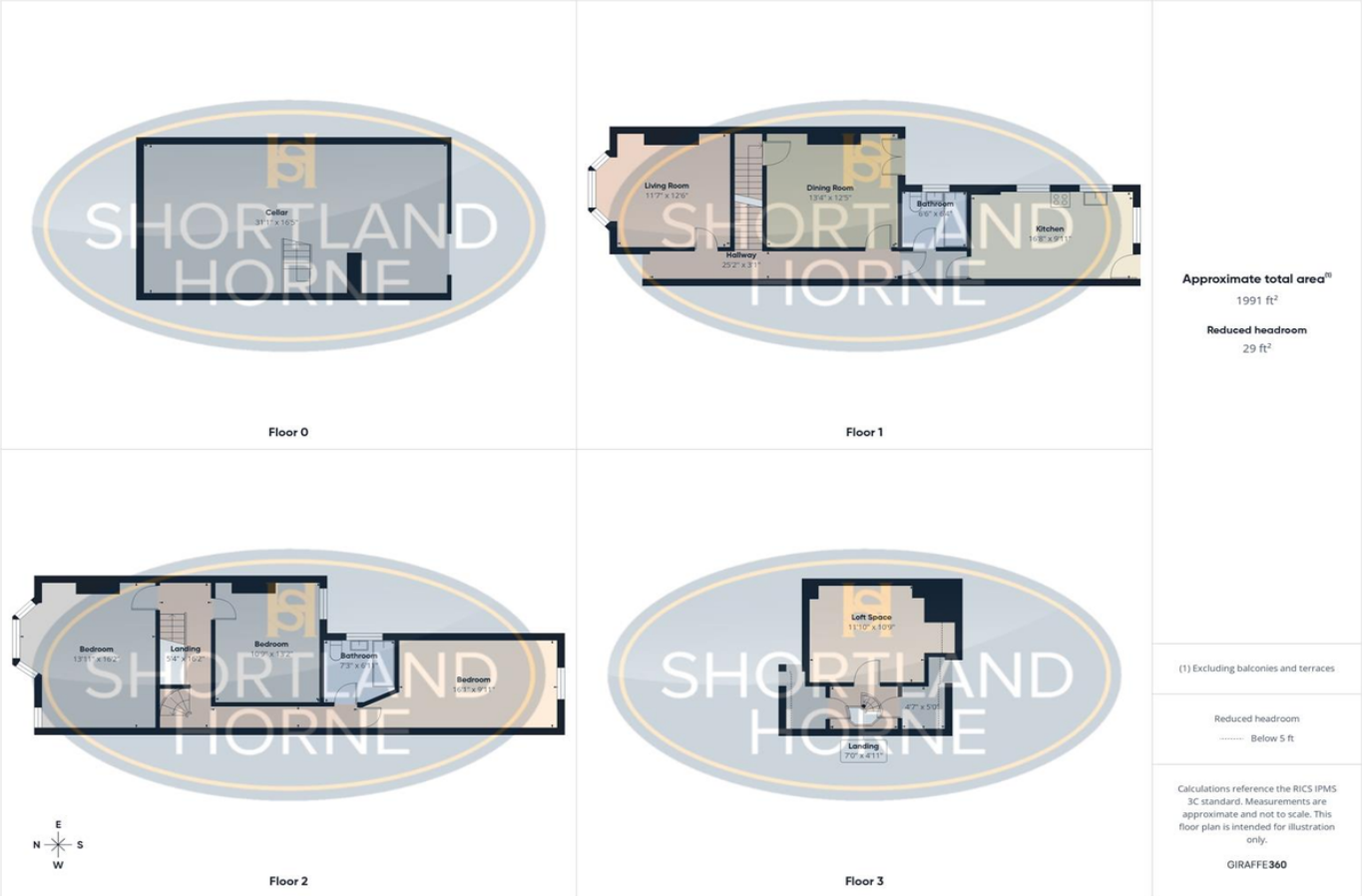
Water: Direct mains water

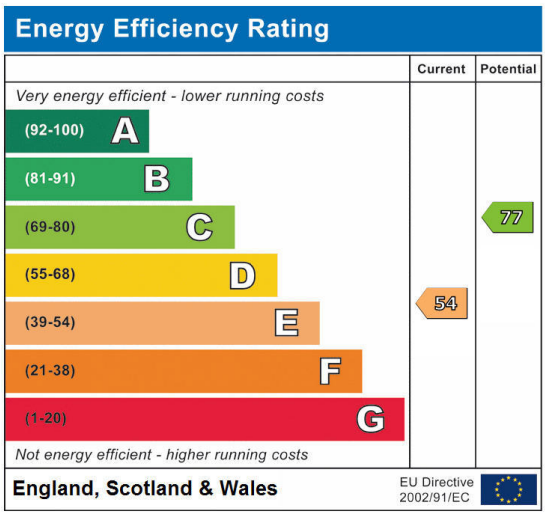
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good





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Contact your local branch today for more information on this property:

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