

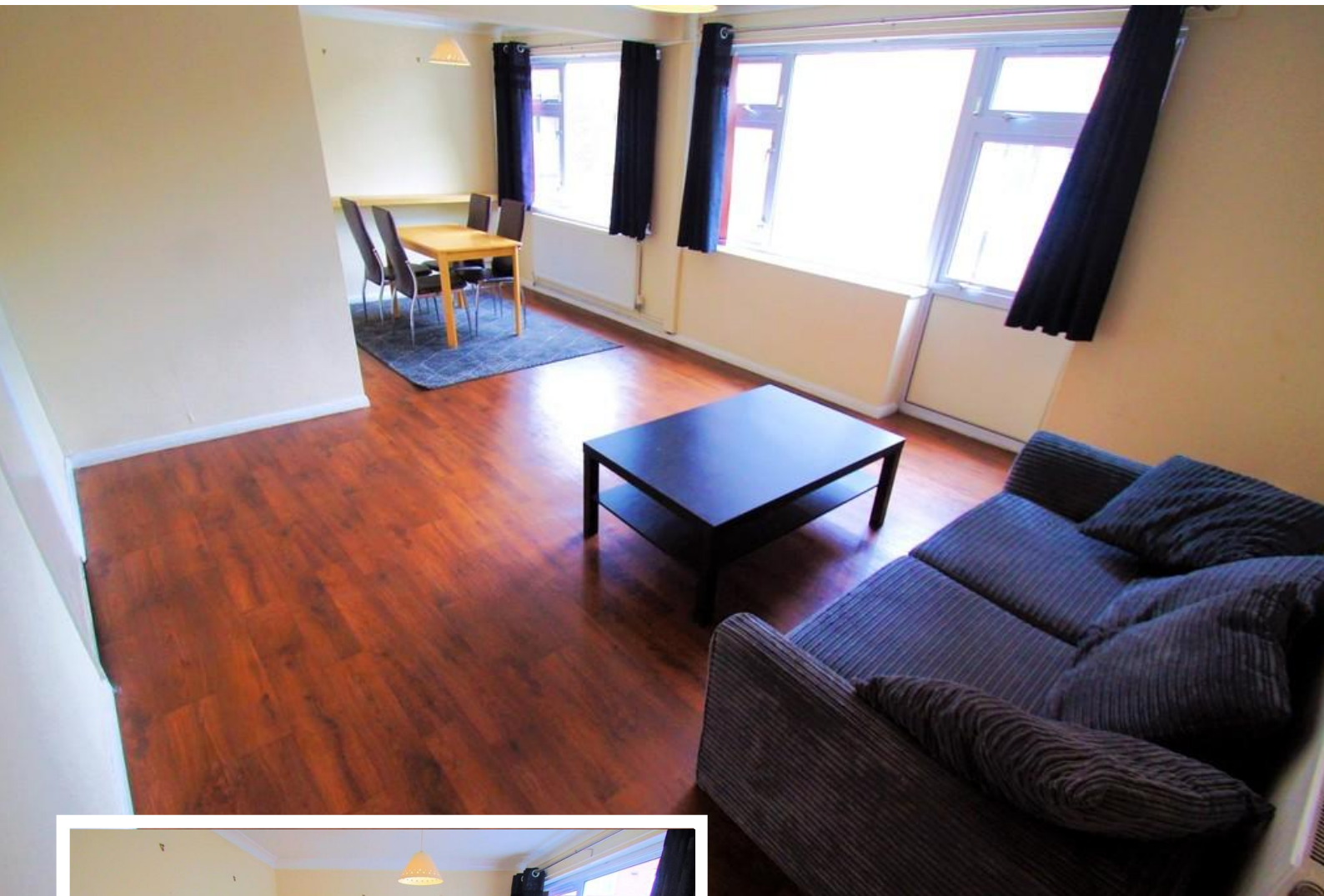


Leicester Row
Radford
CV1 4AL

- Guaranteed Rental Income Until 2026 – £925 PCM
- Prime Location for Professionals & Students
- Four Spacious Double Bedrooms – Ideal for HMO or Sharers
- Renovation Potential – Add Value & Boost ROI

Asking Price Of £155,000
EPC Rating '66'





Property Description

A spacious four-bedroom second/third floor maisonette, ideally located in the heart of Coventry City Centre. With tenants in situ until February 2026 and a secure monthly income of £925, investors can guarantee immediate returns and financial stability. The property enjoys a prime city-centre location just steps from Coventry Canal, with Coventry University, the Transport Museum, and Lower Precinct Shopping Centre all within walking distance.

The apartment benefits from a superb position also alongside Coventry's ring road and directly opposite the picturesque Coventry Canal. Residents are just a short walk from a vibrant mix of shops, restaurants, schools, and transport links, making this home highly attractive to professionals, students, and families alike. The central location ensures excellent connectivity and convenience, enhancing its appeal for both owner-occupiers and tenants.

Inside, the maisonette features a welcoming entrance hall, a well-equipped kitchen, and a spacious lounge perfect for relaxing or entertaining. The upper floors offer four



generously sized double bedrooms and a modern family shower room, providing ample space for comfortable living. An external storage closet adds valuable utility, ideal for bikes, seasonal items, or additional household needs.

With its generous layout, strong rental yield, and unbeatable location, this property represents a high-performing asset in one of Coventry's most dynamic areas. Whether you're a seasoned investor or a buyer seeking space and convenience, this maisonette ticks all the boxes.

Book your viewing today-call 02476 263 660 to avoid missing out.



Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.



All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.



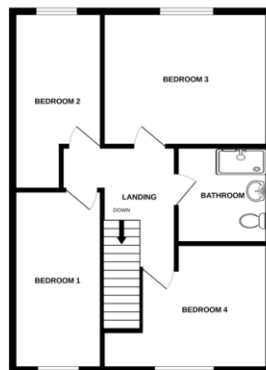
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



GROUND FLOOR
379 sq ft. (35.2 sq m.) approx.



1ST FLOOR
603 sq ft. (56.1 sq m.) approx.



TOTAL FLOOR AREA: 982 sq ft. (91.3 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, fixtures and equipment shown here are for general use and no guarantee is given as to their accuracy or efficiency for the given use.
Made with Metaphor 10/2022

LOUNGE

21' 7" x 12' 7" (6.58m x 3.84m)

KITCHEN

10' 7" x 8' 11" (3.25m x 2.72m)

BEDROOM ONE

14' 9" x 7' 3" (4.50m x 2.21m)

BEDROOM TWO

12' 4" x 7' 3" (3.78m x 2.21m)

BEDROOM THREE

13' 8" x 10' 11" (4.17m x 3.33m)

BEDROOM FOUR

13' 5" x 10' 2" (4.11m x 3.12m)

BATHROOM

7' 10" x 7' 6" (2.41m x 2.29m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(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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