

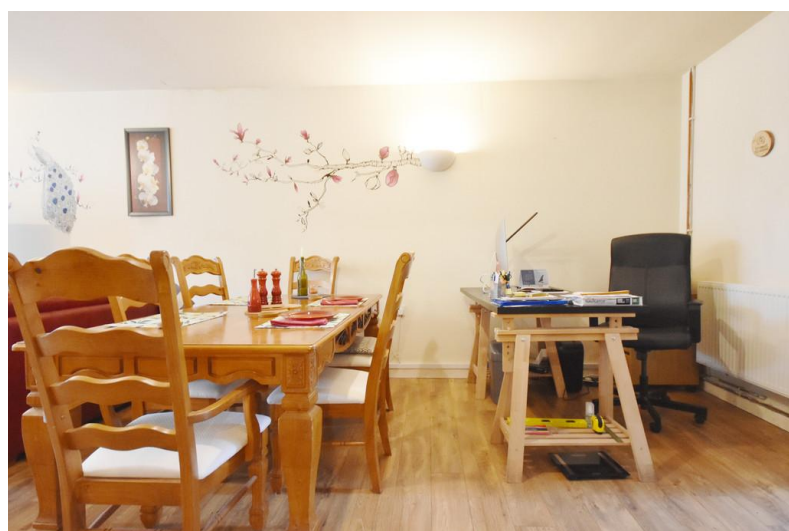


**47 Ansty Road
Coventry, CV2 3FG**

- Superb Semi-Detached HMO
- Six Bedrooms
- Ground Floor Flat
- Two Kitchens

Guide Price £675,000

EPC Rating '70'





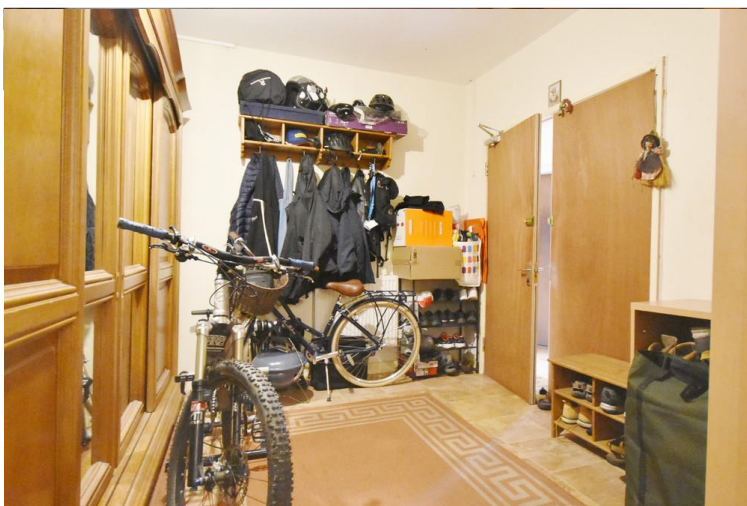
Property Description

Cloud9 Estates proudly presents this Astonishing Semi-Detached, Six Bedroomed & One Flat HMO situated on Ansty Road connecting you the City Centre. This is a perfect development opportunity for investors. Investors can anticipate achieving around £4500 PCM & will be sold with tenants in situ.

On the Ground Floor of this HMO Palace, you will find a Flat that has its own kitchen, bathroom & dining/lounge area. Separate to this flat, you will find a shared dining room, WC and a kitchen. Take a Trip upstairs where you will find Six Bedrooms with Three of them having their own Ensuites. Finished with a shared Bathroom.

Outside of this Vast Palace, Enjoy Two Mature Fore & Rear Gardens. The property is connected to Ansty Road which directs you to both Coventry City Centre & the Hospital.

Ideal for investors looking for multiple rooms and a HMO licensed property, this property combines space, style, and convenience in a desirable residential location.





Don't miss out on this investment opportunity, book a viewing today!

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.

LOUNGE/DINER (FLAT)
4.09m x 9.68m Max

KITCHEN (FLAT)
4.28m x 4.04m Max

BEDROOM 1
3.14m x 5.40m Max

BATHROOM (FLAT)
1.84m x 3.56m Max

WC
1.21m x 1.96m Max





DINING ROOM
4.08m x 4.32m Max

KITCHEN (SHARED)
4.07m x 4.75m Max

BEDROOM 2
4.23m x 3.29m Max

BEDROOM 3
4.08m x 3.62m Max

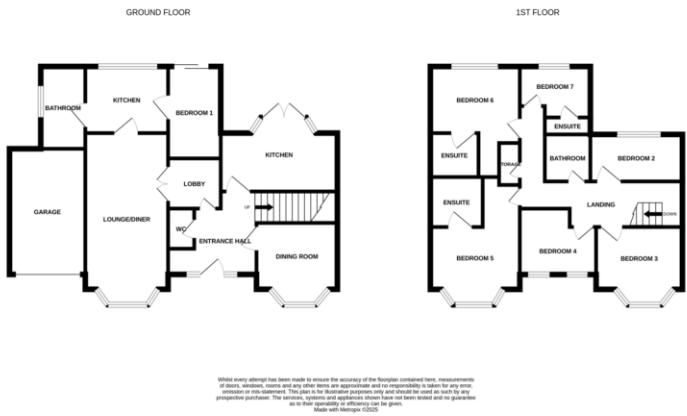
BEDROOM 4
3.23m x 2.11m Max

BEDROOM 5
4.09m x 7.05 Max

BEDROOM 6
4.07m x 5.54m Max

BEDROOM 7
3.33m x 4.22m Max

BATHROOM (SHARED)
2.20m x 2.40m Max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements