

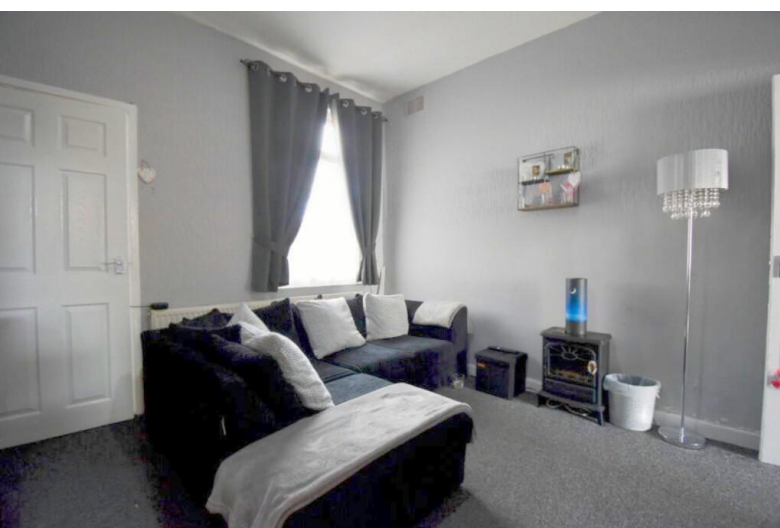


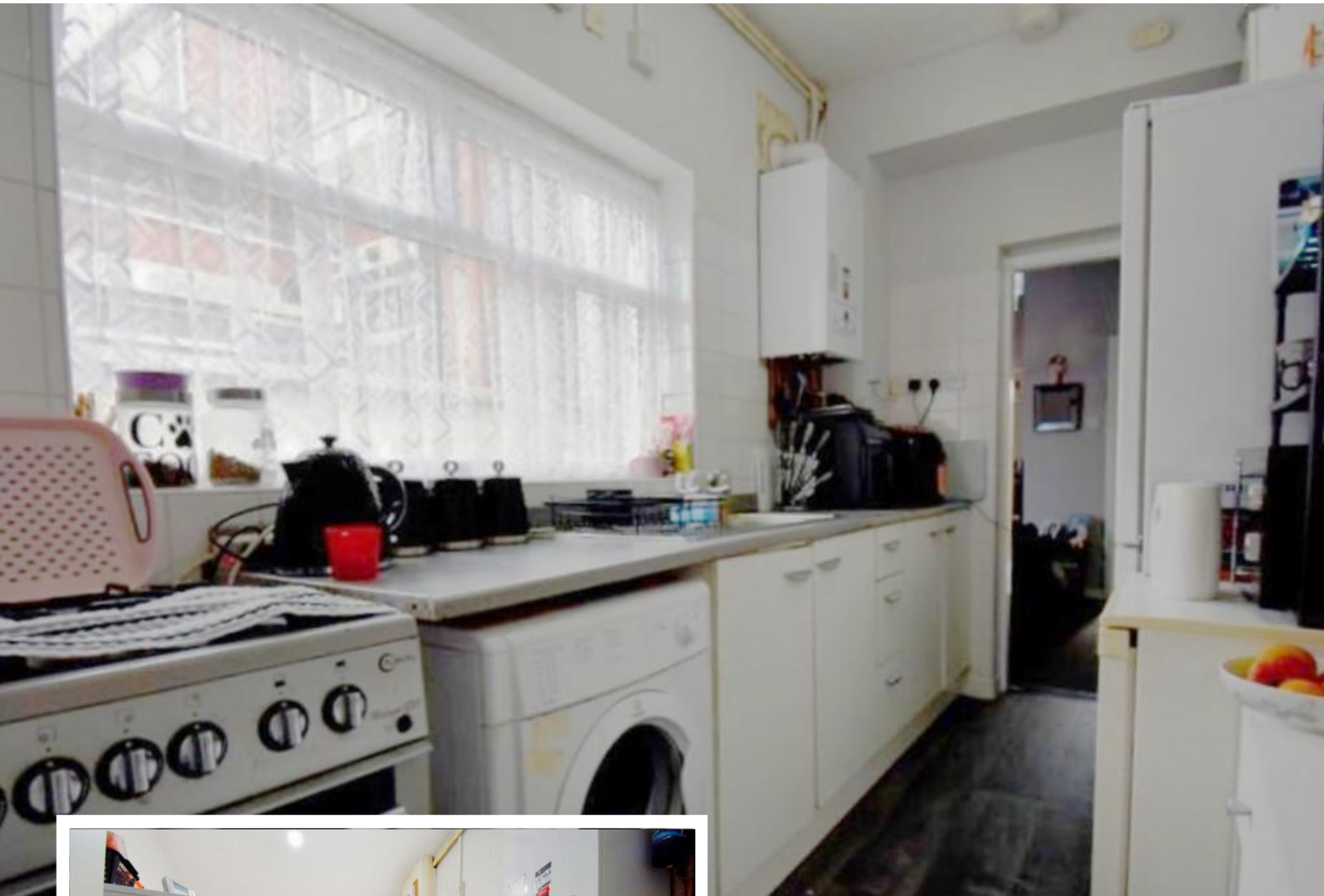
**Holmsdale Road
Coventry
CV6 5BL**

- Rental potential of £1800 pcm
- Two self contained studios and a one bedroom ground floor flat
- Convenient Location
- Both studios having kitchenets and shower rooms

Guide Price £170,000

EPC Rating '64'





Property Description

ATTENTION INVESTORS!! Cloud9 Estates are proud to present to you this two-storey end-terraced property, which comprises of a ground floor flat, with it's own kitchen, living room, bathroom and double bathroom. On the first floor are two self-contained VACANT first floor flats, each with a kitchen and ensuite. Investors can expect £700 per calendar month for the ground floor flat, and for each of the first floor flats, £550 per calendar month.

In the Foleshill area of Coventry, this smart, end-terraced property offers a turnkey investment, with strong rental yield potential. It is an exceptional investment option for investors; there is currently a periodic tenant occupying the ground-floor flat.

With regards to bills for the property, The ground floor flat pay separate council tax, and electricity to the first floor. The two first floor flats pay one council tax and electricity for BOTH flats, and there is one water bill for the property.

Additional features include private rear outdoor space with





direct access, enhancing tenant appeal.

Whether you're expanding your portfolio or entering the market, this multi-unit property is a rare find offering immediate income with further yield upside.

If you have any questions about the property, or would like to arrange a viewing, please contact Cloud9 Estates today on 02476 263 660

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 BEDROOM

3.64m x 2.30m max

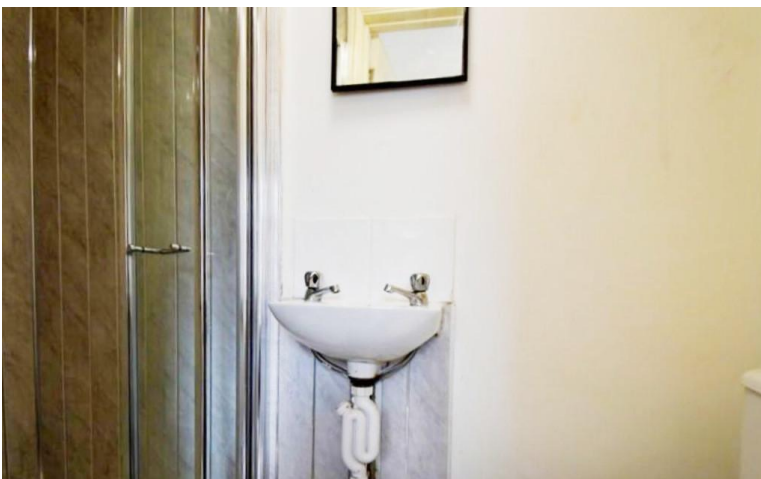
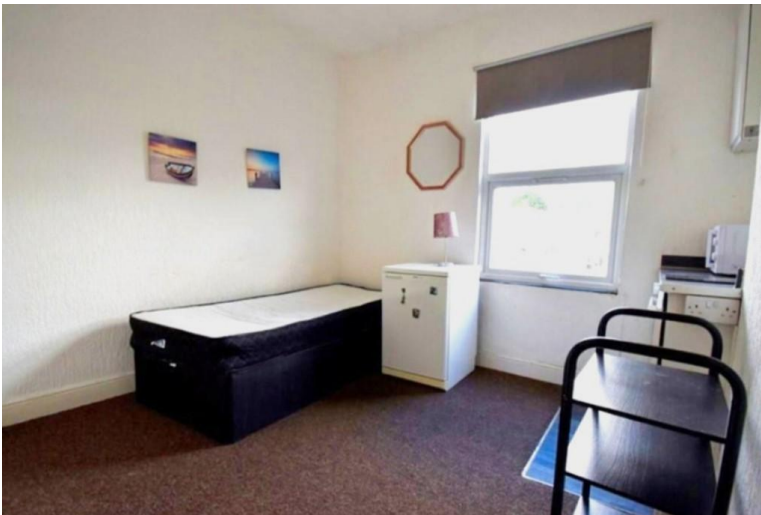
GROUND FLOOR LIVING ROOM

4.39m x 3.37m max

GROUND FLOOR KITCHEN

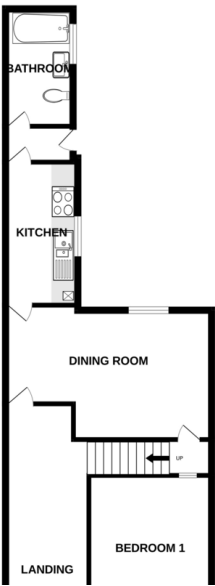
3.72m x 1.85m

GROUND FLOOR BATHROOM



1.79m x 1.84m max
FIRST FLOOR STUDIO ONE
3.38m x 3.71m max
FIRST FLOOR STUDIO TWO
3.38m x 3.71m max

GROUND FLOOR



1ST FLOOR

