

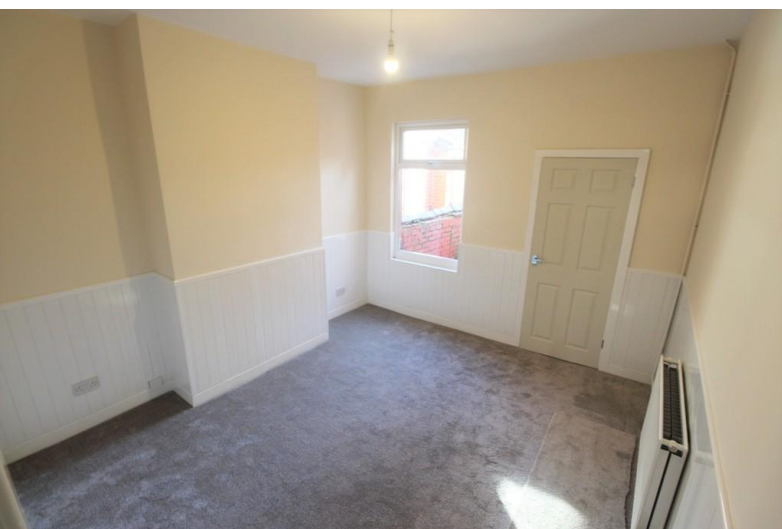


**95 Dorset Road  
Radford  
Coventry  
CV1 4ED**

- Tenants in Situ
- Estimated Rental Income (£850/month)
- Prime Location Near Coventry City Centre & Transport Links
- Low-Cost Council Tax Band A – Ideal for Tenants

**Asking Price Of £155,000**

EPC Rating '66'





## Property Description

### ABOUT THE PROPERTY

This modern updated mid-terraced home in Radford, Coventry, presents an outstanding opportunity for investors seeking a ready-to-go property with immediate rental income. Inside, you'll find a stylish living and family area, a sleek contemporary kitchen tailored for modern lifestyles, and two comfortable bedrooms. The bathroom stands out with a full-size bath and a window that brings in natural light and ventilation-perfect for a fresh, airy feel. The home is tastefully decorated throughout, featuring clean lines, neutral tones, and thoughtful modern touches that create a warm and inviting atmosphere.

Located in a sought-after residential area just minutes from Coventry city centre, the property benefits from excellent transport links, nearby schools, and a wide range of local amenities. With a Council Tax Band A and an energy rating of D, it offers both comfort and affordability. For investors, the property is especially attractive: it comes with tenants in situ from the end of November, secured for at least six months, and an estimated rental income of £850 per





month-making it a smart choice for immediate returns and long-term value.

#### 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.

#### LIVING ROOM

3.45m x 3.38 m max

#### FAMILY ROOM

3.37m x 3.37m max

#### KITCHEN

2.44m x 1.82m max

#### BATHROOM

1.67m x 1.79m max

#### BEDROOM ONE

3.39m x 3.45m max

#### BEDROOM TWO

3.76m x 3.39m max

Ground Floor

