

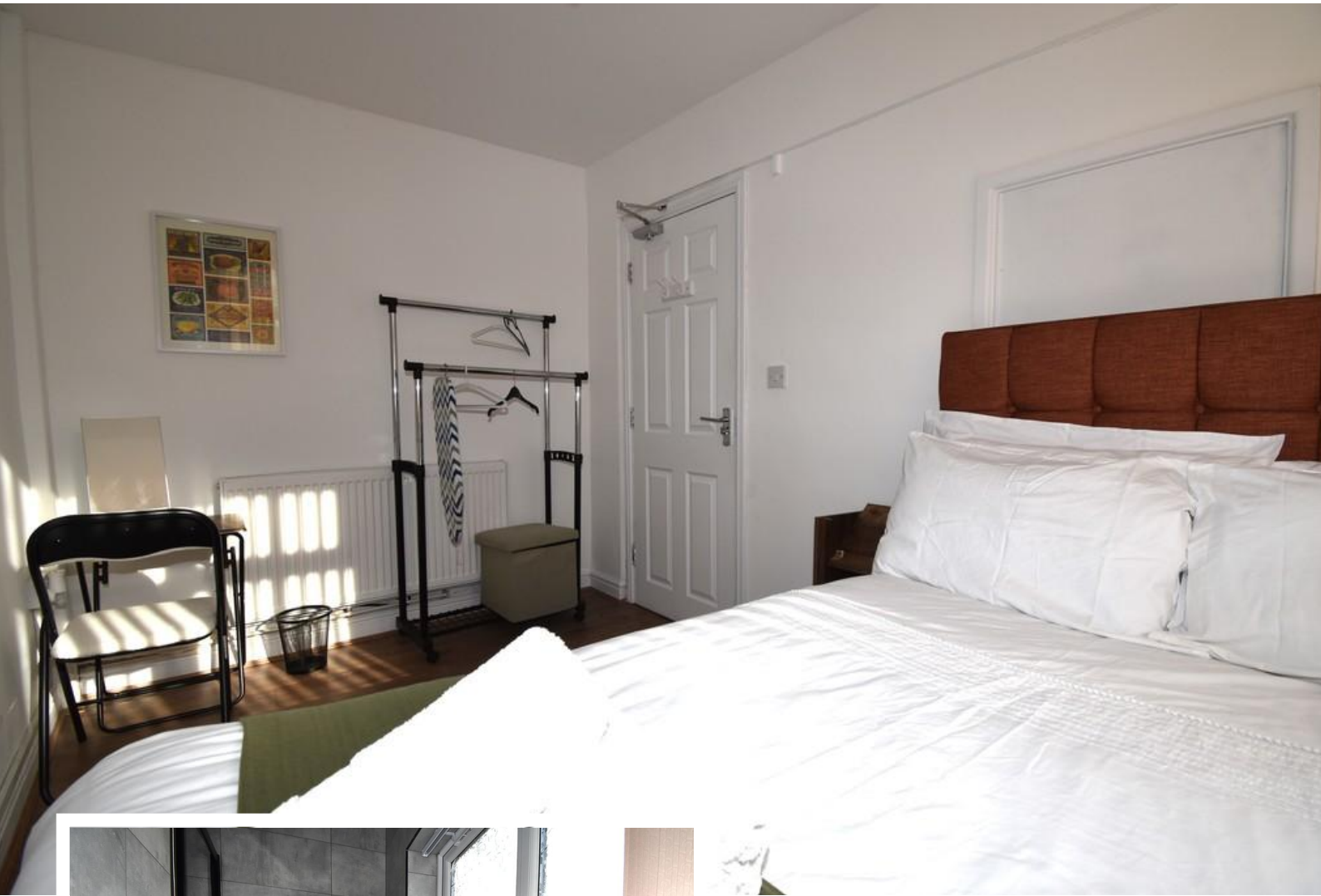


**Woodway Lane
Coventry
CV2 2EJ**

- Close Proximity to Coventry Hospital
- Estimated Rental Income: £2,750 PCM
- Five Bedrooms over Three Floors
- Great transport links - On the bus route!

Offers Over £300,000
EPC Rating '63'





Property Description

ATTENTION INVESTORS! Introducing this five-bedroom detached home. In the Walsgrave area of Coventry, this modern home offers space and stylish comfort. Investors can expect a rental income of £2,750 per calendar month. HMO license applied for. The property is within walking distance to the Hospital and has the added advantage of being in an area NOT affected by Article 4.

In brief this home comprises of, on the ground floor; a large kitchen / lounge dining area, shower room and office space. Travel upstairs to the first floor and you will be greeted with two double bedrooms and a bathroom. On the second floor of this home you will find three double bedrooms and shower room.

On the bus route this home has great transport links!

Don't miss out - book your viewing today with the award winning Cloud9 Estates!



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.





TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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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