

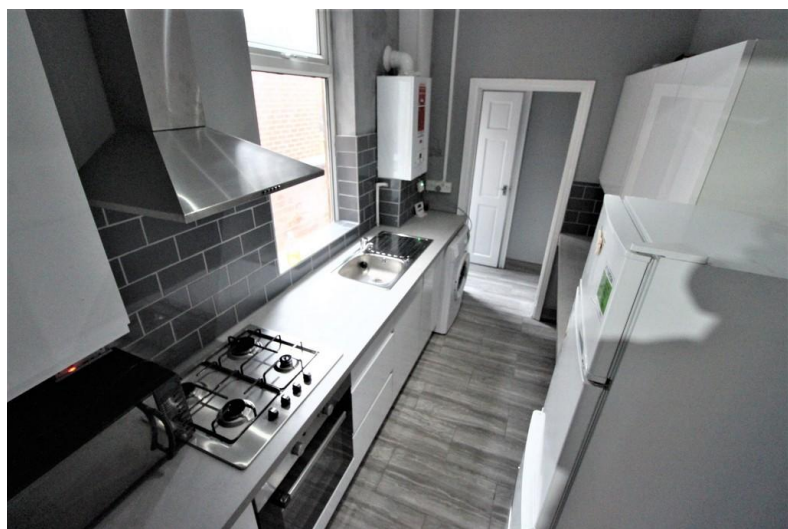
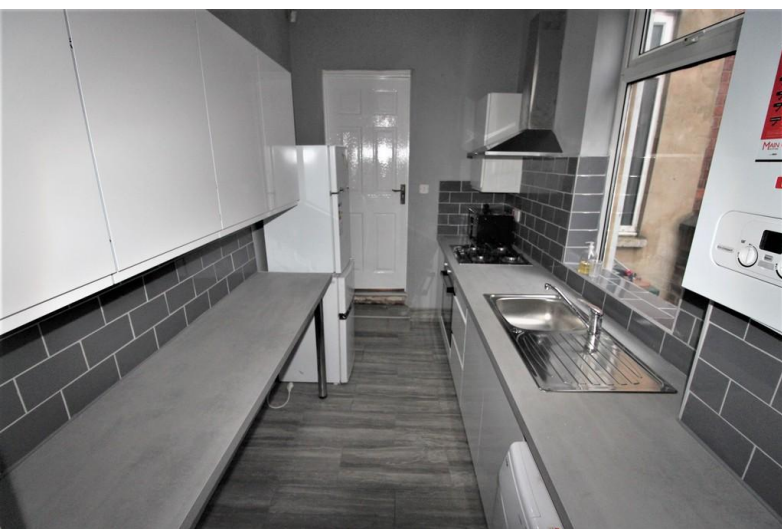


Cloud9 Estates

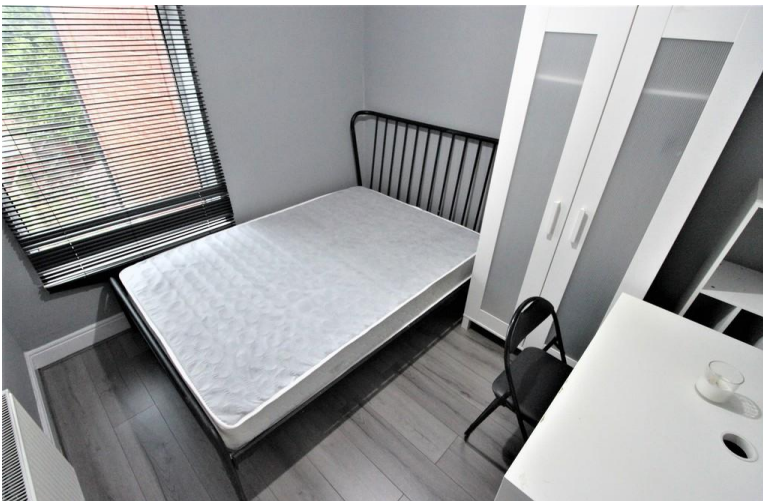
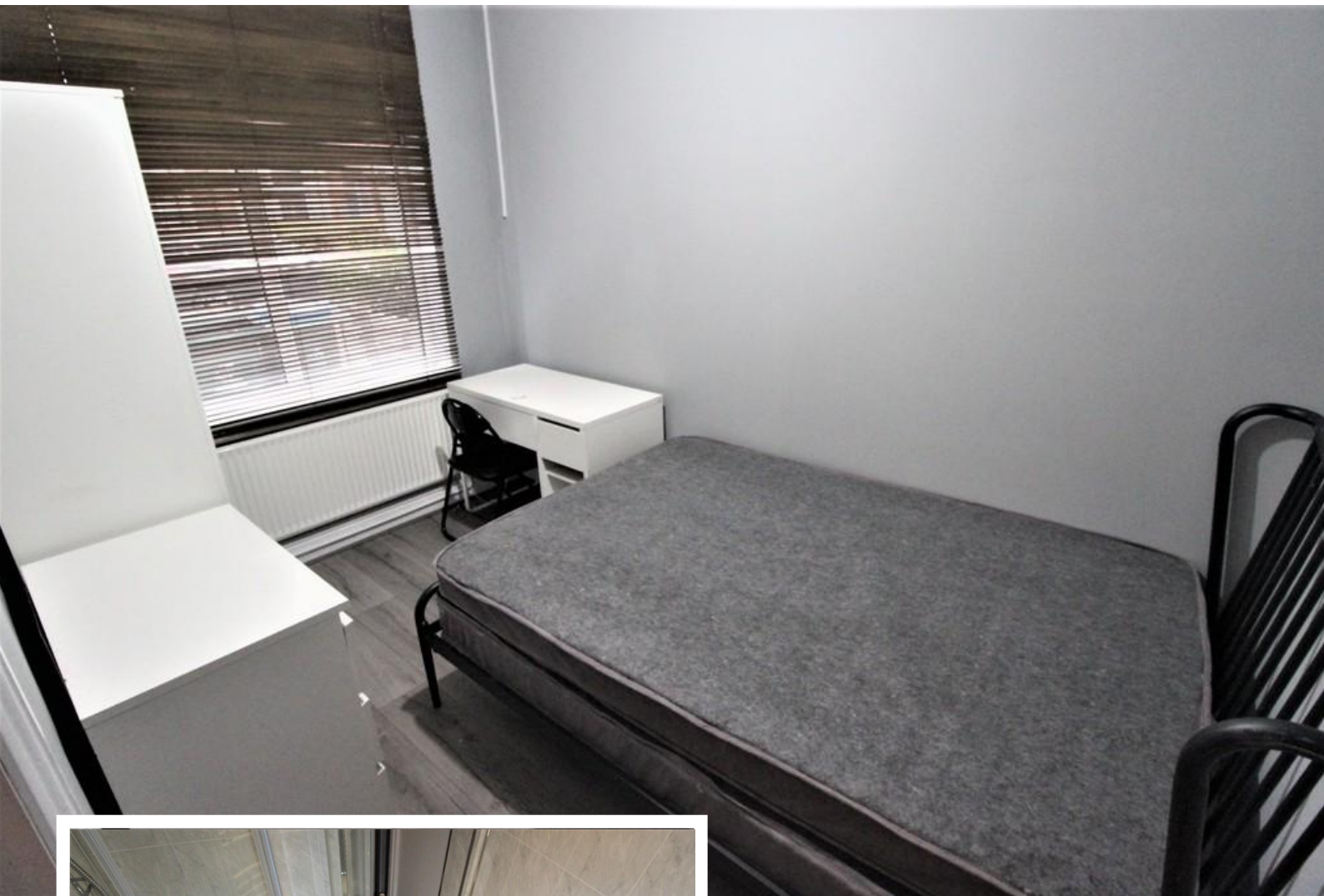
Gulson Road
Stoke
CV1 2HZ

- Fully Tenanted Until May 2026
- Prime Location – 100m from Coventry University
- Strong Monthly Returns – £2,050 PCM
- Five Bedrooms

Guide Price £270,000
EPC Rating '83'



215 Gulson Road, Stoke, Coventry, West Midlands, CV1 2HZ



Property Description

A mid-terraced house located in the heart of Stoke, Coventry, just 100 metres from the university campus, making it a prime choice for student accommodation. With a practical layout and strong rental potential, the property is currently generating a combined rental income of £2,050 per month and is fully tenanted until May 2026, offering immediate returns for investors.

The home comprises five well-proportioned bedrooms, three shower rooms-two of which feature level-access showers, including one ensuite-a comfortable reception room, and a modern kitchen. Additional benefits include on-road parking and a private garden, enhancing its appeal for tenants seeking both convenience and comfort.

Situated just minutes from the town centre, the property provides convenient access to shops, schools, and transport links. It is equipped with gas central heating and falls under Council Tax Band A, with no service charges or ground rent, keeping ongoing costs low. This is a solid, low-maintenance investment opportunity in a high-demand



rental area.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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