



Cloud9 Estates

**Marlborough Road
Coventry
CV2 4ER**

- Spacious Four-Bedroom Layout
- Modern Kitchen with Sleek Finishes
- Contemporary Shower Room
- HMO Licensed

Guide Price £220,000
EPC Rating '59'





Property Description

ABOUT THE PROPERTY

This mid-terraced HMO property offers a modern kitchen with a ceiling lighting fixture, a comfortable living area, and a practical shower room. The accommodation includes four well-proportioned bedrooms-three doubles and one spacious single. One double bedroom features a bay window and wardrobe space, another double also benefits from a bay window, while the third double provides ample room. The single bedroom includes a charming fireplace (not in use), adding character to the space.

Externally, the property boasts a long garden with both patio and grass areas, ideal for outdoor entertaining. Situated in a high-demand rental hotspot, the property is currently let at £1,500 PCM, generating an annual income of £18,000. Additional benefits include on-street parking, an EPC rating of D, and Council Tax Band B.

Situated in the Upper Stoke area of Coventry, this property is close to decent amenities and has fantastic transport links with four nearby train stations and good bus



connectivity.

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.

HALLWAY

6.51m x 1.84m max

LIVING ROOM

3.76m x 2.71m max

KITCHEN

3.95m x 2.66m max

BEDROOM ONE

3.83m x 3.53m max

BEDROOM TWO

3.47m x 2.72m max

BEDROOM THREE

3.17m x 4.58m max

BEDROOM FOUR

3.47m x 2.92m max

BEDROOM FIVE

1.98m x 2.71m max

BATHROOM

1.66m x 1.79m max

Ground Floor



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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 are 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