



**Leopold Road
Hillfields
Asking Price £152,000**



This mid-terrace house, currently rented with tenants at a rate of £750.00 per calendar month starting from April 2024, presents an ideal investment opportunity. Situated with convenient proximity to Coventry City Centre, the property offers a range of amenities within easy reach.

The layout of the property includes an entrance hallway, a ground floor reception room/bedroom, a lounge, a fitted kitchen, and a ground floor bathroom. Upstairs, there are two double bedrooms, providing comfortable accommodation for residents.

Positioned for accessibility, the property benefits from its proximity to shopping amenities, parks, and bus links, enhancing its appeal to potential tenants or buyers alike.

- EPC Rating: D
- Mid-Terrace House
- 2/3 Bedrooms
- Ground Floor Bathroom
- Convenient proximity to Coventry City Centre
- Ideal investment opportunity
- Tenants in situ at a rental of £750.00pcm
- Gas central heating & double glazing
- Council Tax Band: A



MID-TERRACE HOUSE

Measurements are given to the internal face of the walls, unless otherwise stated. Measurements are given to the internal face of the walls, unless otherwise stated. Measurements are given to the internal face of the walls, unless otherwise stated. Measurements are given to the internal face of the walls, unless otherwise stated.

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Elite Property

Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED

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www.eliteproperty.co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	