

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Offering
Investment Opportunity
To Add Value



Location
Popular Residential Area



Use
Houses Let On AST's



Investment
Current Income £23,400
pa



Price
Offers Invited In The
Region Of £350,000

FOR SALE

4, 6 and 8 Caludon Road, Coventry CV2 4LP

Location:

The property is close to the junction with Brighton Street in the Stoke area of Coventry with good access to the A4600, City Centre and Motorway Network

Description:

Nos. 4 and 6 Caludon Road is a large semi-detached house with gas central heating and double glazed, comprising lounge, dining room, kitchen, family room/bedroom 5, cloakroom with w.c. and four first floor bedrooms (one en suite) and a bathroom.

8 Caludon Road is a small semi-detached house with gas central heating and double glazed, comprising lounge, kitchen, bathroom and two first floor bedrooms.

Potential to increase income by creating HMO accommodation or converting Nos. 4, 6 and 8 back into three houses, subject to obtaining statutory consents.

Floor Area:

	AREA SQFT	AREA SQM
4 and 6 - Ground Floor	866.00	80.45
4 and 6 - First Floor	731.00	67.91
8 - Ground Floor	396.00	36.79
8 - First Floor	259.00	24.06
TOTAL	2,252.00	209.22

Services:

All mains services are connected. No tests have been applied.

Rateable Value:

Both houses are assessed in Council Tax Band A.

Terms:

Offers are invited in the region of £350,000 for the freehold interest.

The houses are let at £1,100 pcm and £850 pcm and the rents are due to be reassessed

VAT:

VAT is not payable on the sale price

Legal Costs:

The buyers' Solicitor will provide an undertaking for the sellers' legal costs, payable if the buyers fail to complete the purchase within an agreed period from receipt of a draft contract.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

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