

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
<b>4 and 6 - Ground Floor</b>	866.00	80.45
<b>4 and 6 - First Floor</b>	731.00	67.91
<b>8 - Ground Floor</b>	396.00	36.79
<b>8 - First Floor</b>	259.00	24.06
<b>TOTAL</b>	<b>2,252.00</b>	<b>209.22</b>

## 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:

Loveitts 024 7622 8111 (Option 2)

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