



Dover Street, Coventry, CV1 3DB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*****CALLING ALL INVESTORS - READY MADE BUSINESS OPPORTUNITY*****

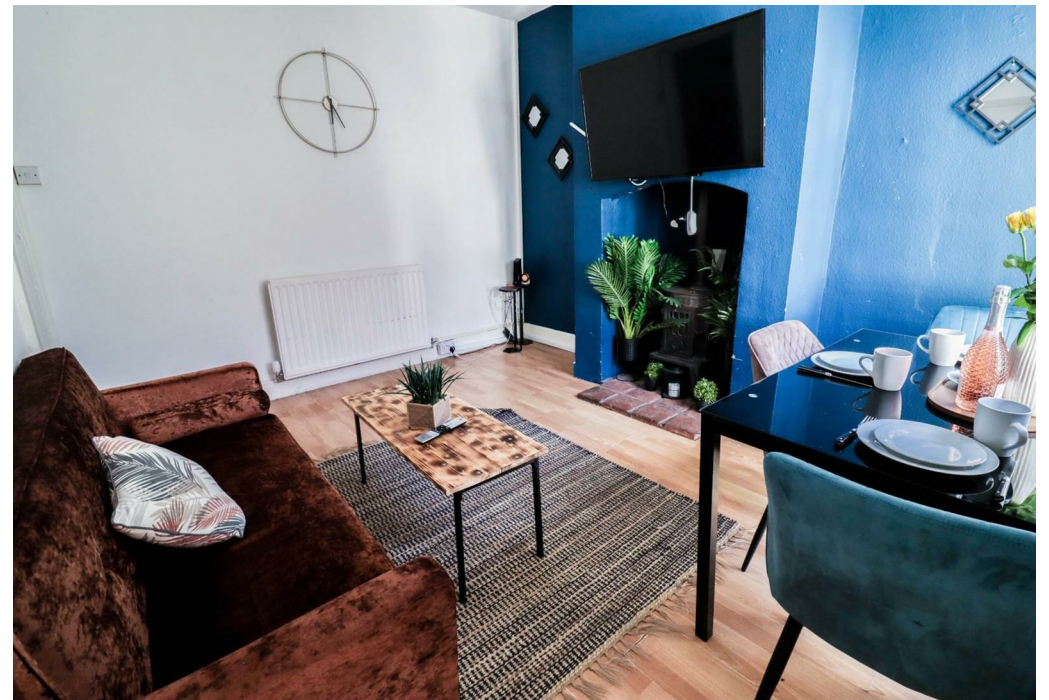
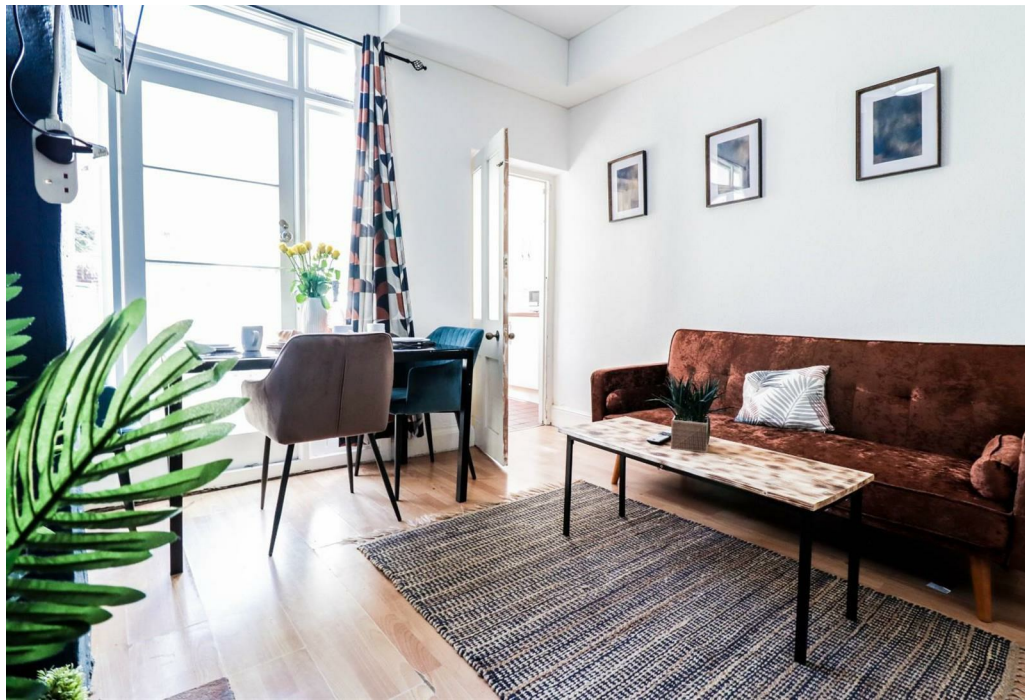
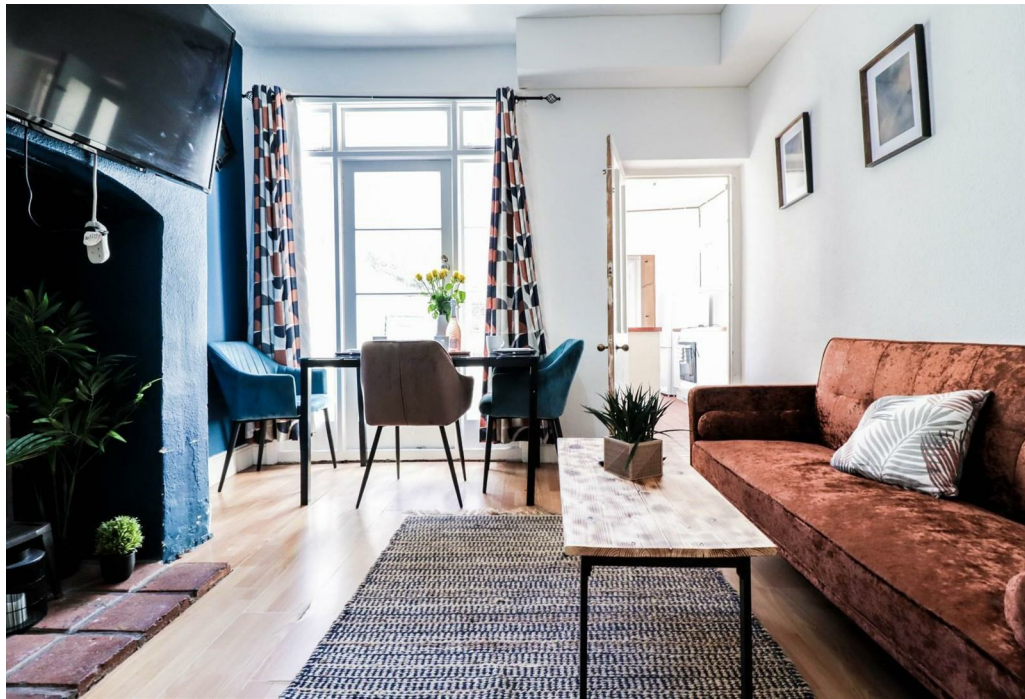
Sheldon Bosley Knight in Coventry are proud to welcome to the market this spacious three bedroom property must be viewed to be fully appreciated the space and size on offer. The property is located within walking distance to the City Centre and currently used by the current owner as a successful holiday/AIRBNB let. With last years number coming in at approximately 10% rental return the property has potential for even more. Other options are if the property was a HMO, subject to permission, there is potential for five lettable rooms which would give a potential return of over 9% based on basic figures.

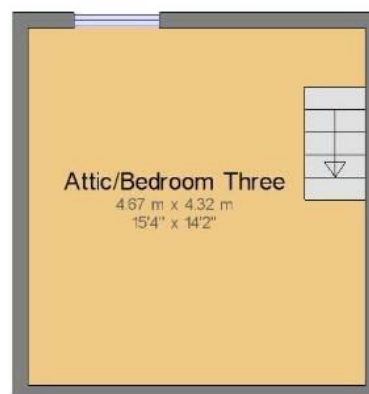
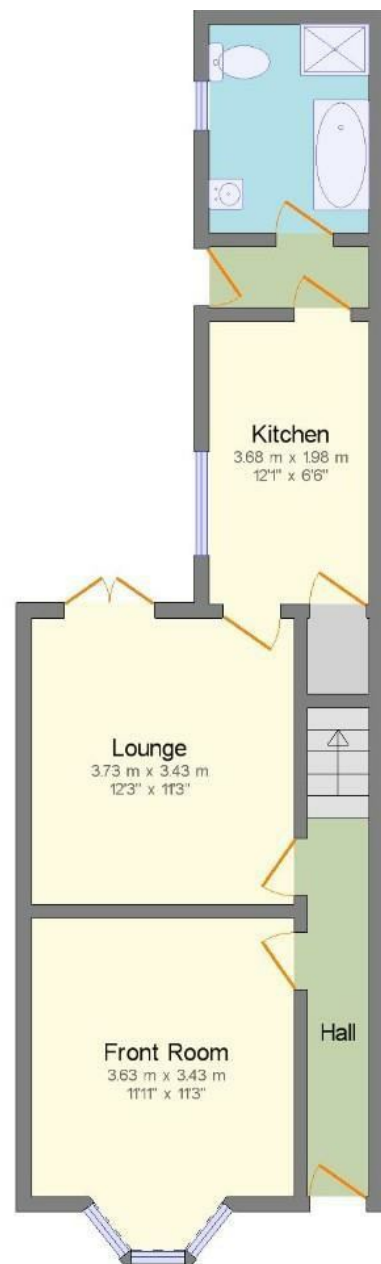
The property is over three floors and comprises of two reception rooms, kitchen, family bathroom and three bedrooms. The property has a secure garden to the rear. The property is also being ordered fully furnished.

Location in the heart of the City in CV1, the property is close to the City centre, the train station and ample shops, facilities and local amenities.

Call us to arrange a viewing or ask any further questions. Viewings are subject to availability as is a active rental property.







Key Features

- Ready made up and running business opportunity
- Three bedroom property over three floors
- Four lettable rooms and two ensuites
- Investment opportunity
- Potential HMO Opportunity if preferable
- Located in the heart of the City
- Walkable distance to the City and train station
- Call to arrange your viewing or further information
- EPC - D

**Offers Over
£350,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -
Coventry City Council

This plan is illustrative only.

its details cannot be relied upon and no liability is taken for any errors.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee