

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

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180<sup>TH</sup>  
ANNIVERSARY  
FOR SALE  
024 7625 8421

Harley Street, Coventry, CV2 4EZ  
Offers In Excess Of £225,000



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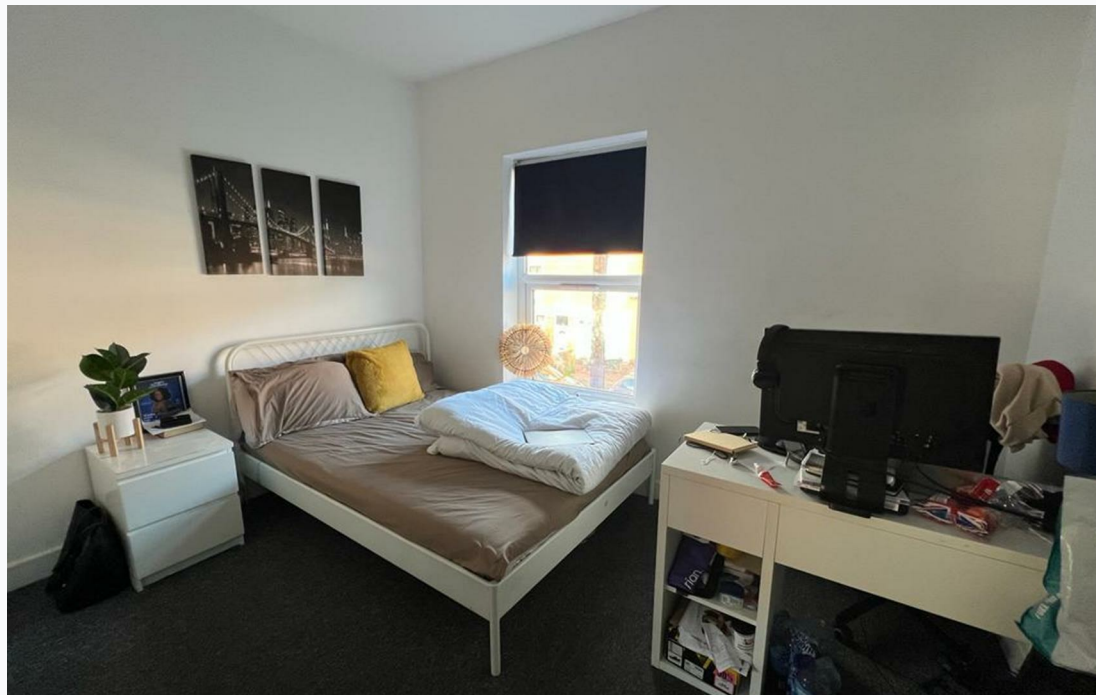
Harley Street, Coventry, CV2 4EZ

**\*INVESTMENT OPPORTUNITY\***

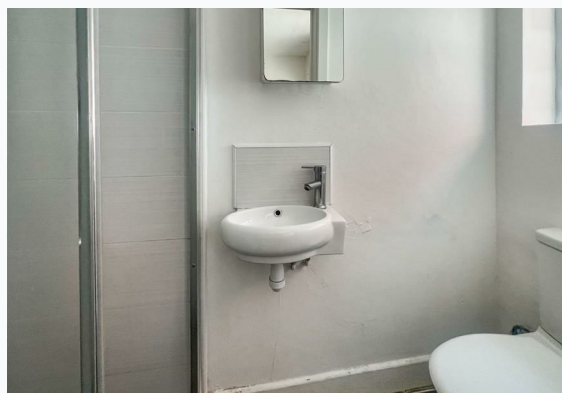
A great investment opportunity for a current or aspiring Landlord within walking distance to Coventry City Centre. This traditional three bedroom property with four lettable rooms is situated in the convenient location of Stoke and has a current payable rent of £9,900 per annum with an increase once fully let.

The ground floor accommodation on offer comprises entrance hallway, double bedroom, communal lounge with stairs rising to the first floor, fitted kitchen and shower room. To the first floor are two double bedrooms, a shower room and a further bedroom featuring en-suite shower room.

Further benefits include a rear garden, double glazing throughout and gas central heating with a new boiler installed in March 2023.







- Four Lettable Rooms
- Communal Lounge
- Fitted Kitchen
- Downstairs Shower Room
- Two Ensuite Rooms
- Close Proximity to City Centre and University
- Increased Income Once Fully Let
- Council Tax - A

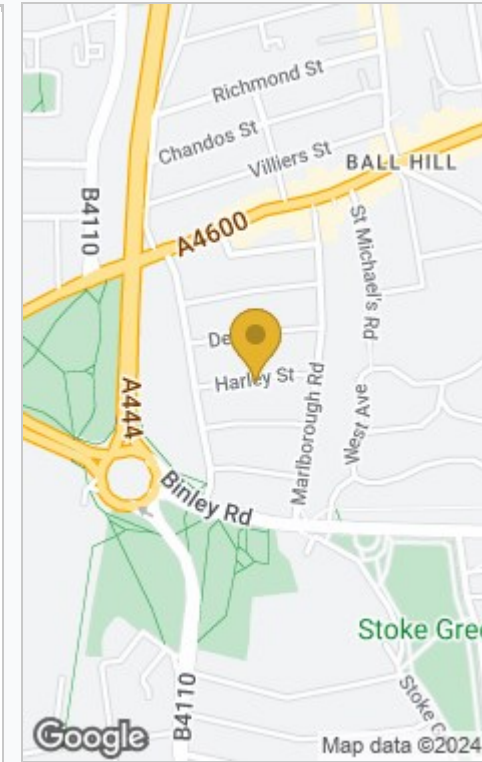
Harley Street is located between Walsgrave Road and Binley Road in the Lower Stoke area of the city. Being only a few minutes drive from the city centre, Coventry University and University Hospital Coventry & Warwickshire making it a versatile and ideal location for professionals, families or even students.





## Floor Plan

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 89.0 sq.m. (958 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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