



Connells

Lilac Road
Bedworth



Property Description

Located in a quiet residential neighbourhood, offers a peaceful setting within the popular town of Bedworth. This established area is ideal for families, first-time buyers, and professionals looking for convenient access to local amenities and excellent transport links.

The property is just a short distance from Bedworth town centre, where you'll find a variety of shops, supermarkets, cafés, and local services. Nearby schools, medical facilities, and leisure centres add to the everyday convenience of this location.

With easy access to the A444 and M6, this address is perfectly placed for commuting to Coventry, Nuneaton, Birmingham, and beyond. Bedworth railway station is also close by, offering direct connections to Coventry and other major hubs.

A number of good primary and secondary schools are located in the local area, making this an attractive choice for families. There are also nurseries and further education options within easy reach.

The area benefits from several local parks and green spaces, ideal for walking and family outings. Bedworth Leisure Centre and Miners' Welfare Park offer additional recreational options for fitness and leisure.



Entrance Hallway

11' 10" x 6' (3.61m x 1.83m)

Lounge

12' 8" x 11' 9" (3.86m x 3.58m)

Dining Room

12' 8" x 9' 11" (3.86m x 3.02m)

Utility Room

10' x 6' (3.05m x 1.83m)

Bedroom 1

11' 2" x 8' 7" (3.40m x 2.62m)

Bedroom 2

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom 3

8' 7" x 7' 7" (2.62m x 2.31m)

Bathroom

5' 9" x 5' 2" (1.75m x 1.57m)

Vendor's Note

* Currently operating as a buy to let however, during 2019- 2022 it was being run as a small 4 bed HMO.

During the refurb in 2019 we installed an interlinked fire alarm system and FP30 fire doors on all the rooms with thumb locks. Full rewire was completed in 2019 with EICR certificate.

Refurb in current condition; in need of a lick of paint and carpets £5,000

B2L ROI; 5.58% (annual turnover £15,600)
Small 3 bed HMO 2019-2022 (total annual income £21,600)

DEVELOPMENT OPPORTUNITY. Subject to planning.

7 bedroom sui genus HMO, potential GDV; £420,000 (annual turnover £52,500) (monthly NET profit £2,227.04)

This property might appeal to an investor as there is potential to convert into a 7 bed sui genus HMO, with an extension to the side and a dormer attic conversion! With all ensuite or private off suite bathrooms. (Subject to planning.)





To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313232



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