





Property Description

This HMO mid terraced property is generating an attractive 12.57% gross yield per year and is located within easy access of Jaguar Land Rover, Coventry City Centre, Coventry University and offering good access to the A46 and A45 which both provide excellent commuting links with the Midland Motorway Network.

The accommodation comprises ground floor entrance hallway, two bedrooms with two en-suite shower rooms, fitted kitchen and to the first floor there are a further two more bedrooms again both with en-suite shower rooms.

Approach

Double glazed front door.

Porch

Double glazed internal door to;

Entrance Hall

Stairs rising to first floor, laminate flooring, radiator.

Bedroom One

12' 4" x 7' 4" (3.76m x 2.24m)
Double glazed window to the rear elevation, wardrobe and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator.



Bedroom Two

10' 7" into bay x 10' 8" max (3.23m into bay x 3.25m max)
Double glazed bay window to the front elevation, radiator and wardrobe.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden

First Floor Landing

Doors to;

Bedroom Three

10' 7" x 10' 8" max (3.23m x 3.25m max)
Double glazed window to the front elevation, radiator and wardrobe.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the front elevation.

Bedroom Four

10' 3" x 7' 5" max (3.12m x 2.26m max)
Double glazed window to the rear elevation,
radiator and wardrobe.

En-Suite

Tiled, comprising shower cubicle, wash hand
basin, toilet, radiator.

Outside

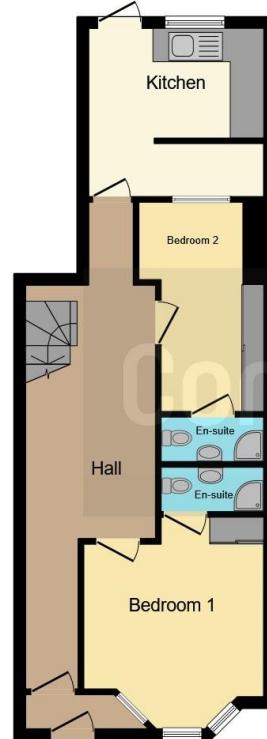
Front Of Property

Paved.

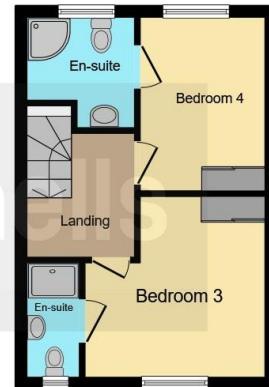
Rear Garden

Patio area beyond being laid to lawn.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
COVENTRY CV1 2HN

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/COV322894



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV322894 - 0010