



St. Patricks Road,Coventry CV1 2LP

welcome to

St. Patricks Road, Coventry

****CALLING ALL INVESTORS**** The opportunity has arisen to purchase a well presented, fully licensed HMO. Seven bedroom property with five en-suites situated in the heart of the City Centre with a rental income of £37,800 per annum.

Entrance Hall

With double glazed door to front, radiator, stairs rising to first floor and an under stairs storage cupboard.

Bedroom One

12' 1" x 12' 5" (3.68m x 3.78m)

With double glazed bay window to front aspect, radiator and sliding door to en-suite

En-Suite

7' 6" x 2' 11" (2.29m x 0.89m)

With shower cubicle, low flush WC and wash hand basin

Bedroom Two

10' x 10' (3.05m x 3.05m)

With double glazed door to rear garden, radiator and sliding door to en-suite

En-Suite

7' 2" x 2' 7" (2.18m x 0.79m)

With shower cubicle, low flush WC and wash hand basin

Kitchen / Diner / Living

27' x 9' 1" (8.23m x 2.77m)

Being a communal area and with double glazed window to side aspect, two radiators, a range of eye level and base units with work surfaces over, two stainless steel sink drainer units with mixer taps, two electric ovens, two gas hobs with extractors and space for white goods

Lobby

With door to garden, door to WC and door to shower room

Shower Room

With radiator, shower and wash hand basin

Wc

With low flush WC and wash hand basin

Bedroom Three

10' 2" x 8' 6" (3.10m x 2.59m)

With double glazed window to side aspect and radiator

First Floor Landing

With radiator, storage cupboard and stairs rising to second floor

Bedroom Four

13' 5" x 11' 9" (4.09m x 3.58m)

With double glazed bay window to front aspect, radiator, built-in wardrobe and door to en-suite

En-Suite

With shower, low flush WC and wash hand basin

Bedroom Five

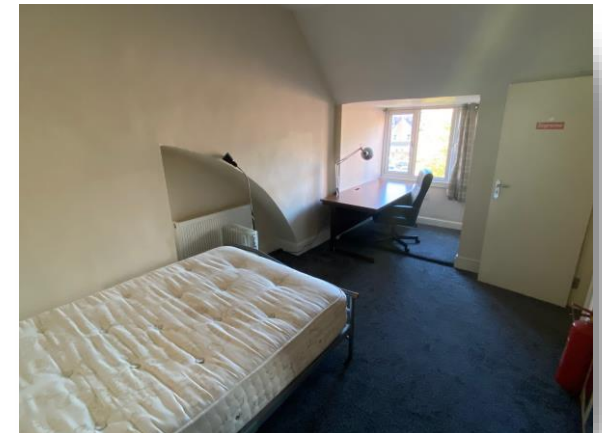
9' 10" x 13' 1" (3.00m x 3.99m)

With double glazed window to rear aspect and radiator

Shower Room

6' 2" x 5' 10" (1.88m x 1.78m)

With window to side aspect, radiator, shower cubicle, wash hand basin and low flush WC



**Bedroom Six**

9' 6" x 9' 2" (2.90m x 2.79m)

With double glazed window to front aspect, radiator and door to en-suite

En-Suite

With shower, low flush WC and wash hand basin

Second Floor Landing

With door to bedroom seven

Bedroom Seven

17' 8" x 10' 7" (5.38m x 3.23m)

With double glazed window to front aspect, radiator, built-in wardrobe and door to en-suite

En-Suite

With Velux window, shower cubicle, low flush WC and wash hand basin

Front Of Property

The property has a block paved foregarden with brick wall

Rear Garden

The rear courtyard style garden is block paved



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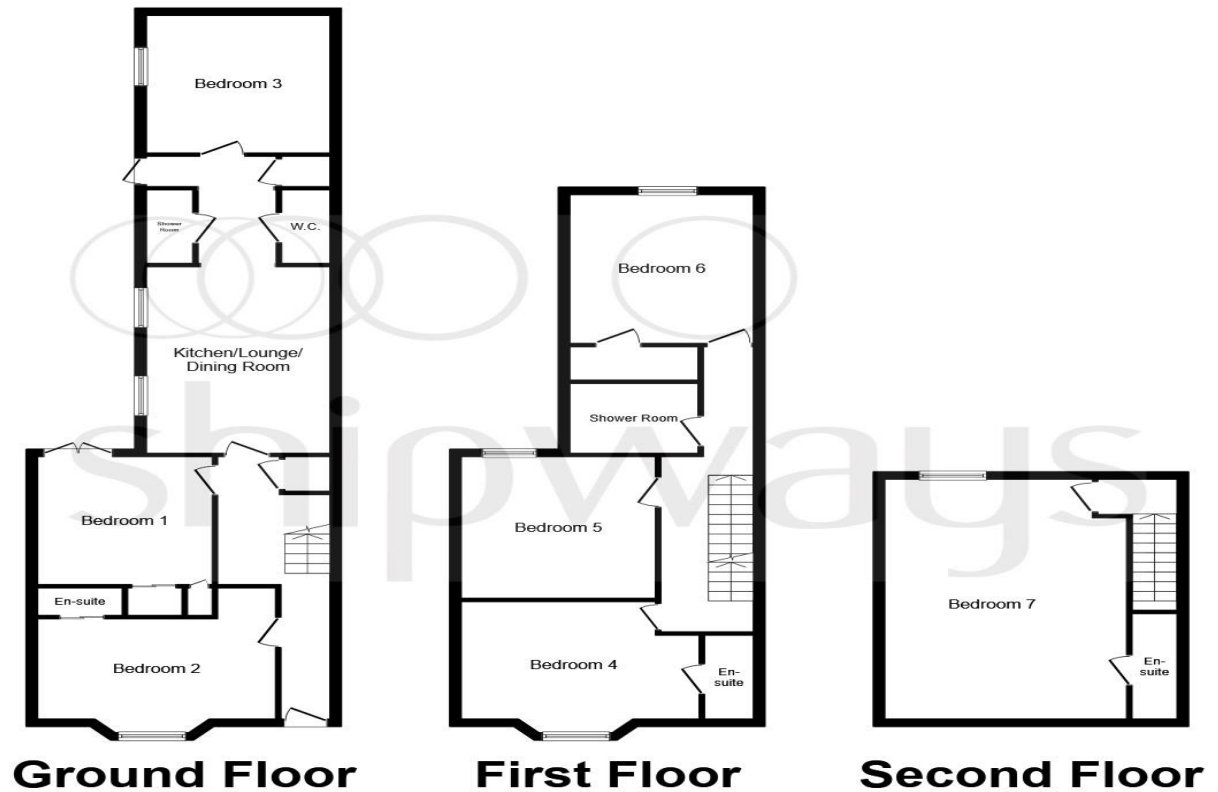
welcome to

St. Patricks Road, Coventry

- HMO Investment Opportunity
- £37,800 potential rent income - 8.4% return
- Well Presented and Ready to Rent
- Seven Double Bedrooms
- Five En-Suites and Further Shower Room

Tenure: Freehold EPC Rating: E

£435,000



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

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Property Ref:
RGY107571 - 0015

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