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VIRTUAL VIEWING



Sovereign Road
Earlsdon CV5 6JB

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EXTENDED STUDENT PROPERTY SET OVER THREE FLOORS WITHIN EASY ACCESS TO COVENTRY UNIVERSITY, WARWICK UNIVERSITY AND COVENTRY CITY CENTRE, SET IN THE HEART OF EARLSDON.

We have been advised that there are currently tenants in-situ and a new six person tenancy in place for the next 12 months with the new tenancy starting from 9th July 2024 to 9th July 2025 at £3180pcm or £38,160 Annually. ***New owner will only be responsible to external repairs*** The property currently benefits from a HMO license for 5 years (Non transferable)

This spacious six double bedroom end of terrace property is conveniently positioned to the university with all of bedrooms featuring their own en-suites and furnished with beds, wardrobes, desks, side tables and TV's.

The ground floor offers two double bedrooms and a communal kitchen/diner with breakfast bar, integrated oven with gas hob, 2 x fridge/freezers, a washing machine, sofas and a TV. There is also a living room which benefits from the seventh en-suite.

On the first floor you will find a further two double bedrooms again all furnished.

The third floors benefits from another furnished double bedroom.

Externally there is gated access to a double garage with additional space for several vehicles.

(This is current layout however there is further opportunity of increasing the living capacity)

Outside to the rear is a low maintenance fully enclosed garden.

This property must be viewed to fully appreciate.

PLEASE NOTE PHOTOS WERE TAKEN BEFORE THE TENANTS MOVED IN

selling quality
property since 1995





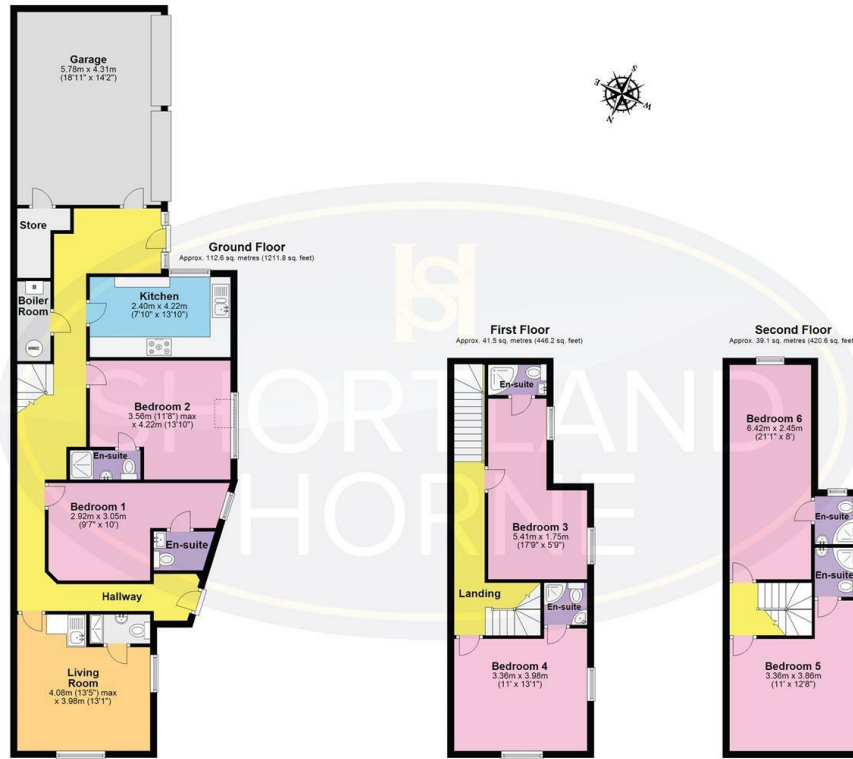




Dimensions

GROUND FLOOR	En-Suite
Entrance Hallway	Bedroom Five 3.36m x 3.86m
Living Room 4.08m x 3.98m	En-Suite
En-Suite	Bedroom Six 6.42m x 2.45m
Bedroom One 2.92m x 3.05m	En-Suite
En-Suite	
Bedroom Two 3.56m (max) x 4.22m	
En-Suite	
Kitchen 2.40m x 4.22m	
Boiler Room	
Garage	
FIRST FLOOR	
Bedroom Three 5.41m x 1.75m	
En-Suite	
Bedroom Four 3.36m x 3.98	

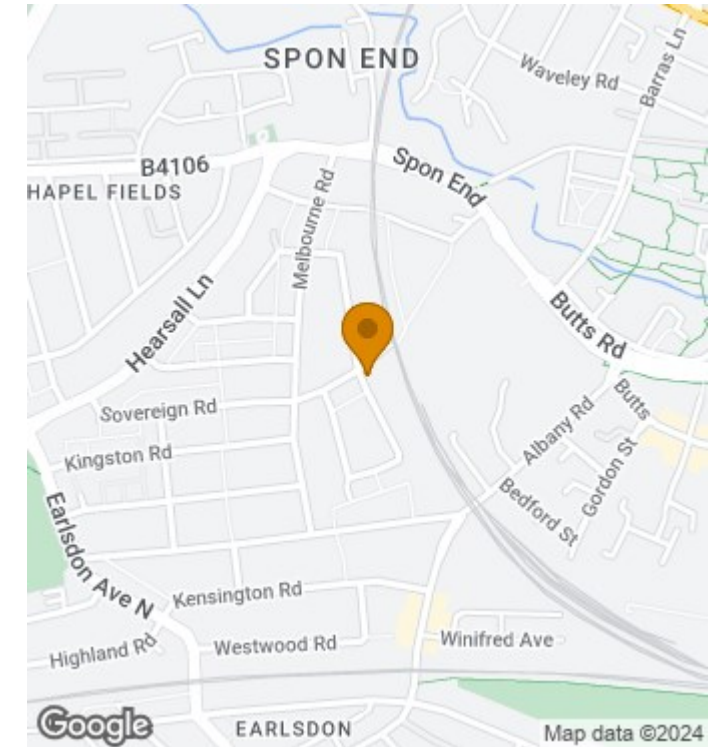
Floor Plan



Total area: approx. 193.1 sq. metres (2078.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Location Map



Total area: 2078.60 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

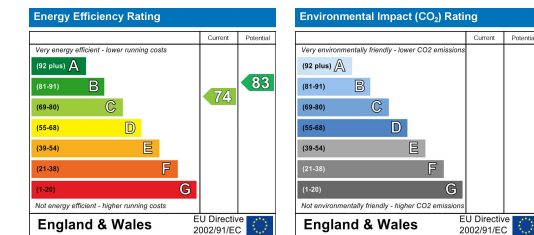
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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