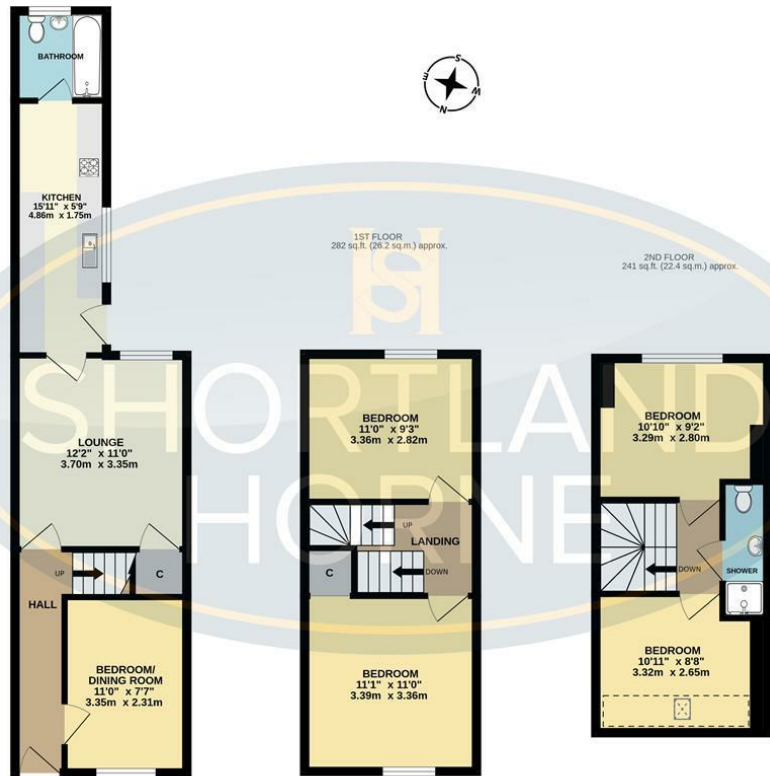


## Floor Plan

GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA - 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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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10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Dean Street**  
**Stoke CV2 4FB**



# £220,000 Offers Over | Bedrooms 5 Bathrooms 2

Introducing this appealing 4/5 bedroom investment property, a fantastic opportunity for landlords or investors seeking a promising venture. Offered for sale with no chain, this property is situated in a highly convenient location, approximately 0.8 miles from the Coventry University Campus. Its proximity to the campus makes it an ideal choice for landlords looking to attract students or professional tenants.

This property underwent a comprehensive renovation just four years ago, ensuring it is in excellent condition. The renovation included updates such as a new kitchen, new bathrooms, replastering, new ceilings, a new heating system, and a full re-wiring. These modernisations provide a turnkey solution, saving both time and effort for potential buyers.

As you step inside, you are greeted by a welcoming hallway, which provides access to the various living spaces. The ground floor comprises a versatile bedroom that can also function as a dining room, catering to the preferences of tenants. A communal lounge area offers a comfortable and sociable space for relaxation and unwinding. The well-appointed kitchen features integrated worktop cooker and oven, combining style and functionality. Completing the ground floor is a bathroom, presenting modern fixtures and fittings for the convenience of residents.

Moving to the first floor, a landing area leads to two generously-sized double bedrooms, offering tenants ample space to create their own personal havens. The layout continues to impress with a loft conversion on the second floor, providing two additional bedrooms and a shower room. This conversion adds versatility and the potential to accommodate a larger number of tenants.

Outside, the property features a good-sized, paved rear garden. This low-maintenance outdoor space provides an ideal setting for tenants to relax, socialise, or enjoy outdoor activities.

The property's prime location, approximately 0.8 miles from Coventry University Campus, ensures easy access to educational facilities, while also offering proximity to local amenities, transportation links, and other conveniences.

This mid-terraced investment property, offered for sale with no chain, presents an exceptional opportunity for landlords seeking to capitalise on the student or professional rental market. With its recent renovation, this property provides a hassle-free investment option. Don't miss the chance to maximise your returns in this sought-after location. Arrange a viewing now and secure this remarkable investment property for your portfolio.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: Street Parking  
 Council Tax Band: A  
 EPC Rating: C  
 Total Area: Approx. 928 Sq. Ft  
 Recent Improvements: Fully renovated in 2019



<b>GROUND FLOOR</b>		<b>Bedroom Three</b>		11' x 9'3
<b>Hallway</b>		<b>SECOND FLOOR</b>		
<b>Bedroom One/Dining Room</b>	11' x 7'7	<b>Bedroom Four</b>	10'10 x 9'2	
<b>Communal Lounge</b>	12'2 x 11'	<b>Bedroom Five</b>	10'11 x 8'8	
<b>Kitchen</b>	15'11 x 5'9	<b>Shower Room</b>		
<b>Bathroom</b>		<b>OUTSIDE</b>		
<b>FIRST FLOOR</b>		<b>Rear Garden</b>		
<b>Bedroom Two</b>	11'1 x 11'			