

**3 Radcliffe Road, COVENTRY, CV5 6AA**  
**£515,000**

**\*\*ATTENTION ALL INVESTORS\*\*** - PLANNING PERMISSION AND HMO LICENCE FOR SIX DOUBLE BEDROOMS WITH EN-SUITE SHOWER ROOMS... LOVELY PROPERTY THROUGHOUT WITH ACHIEVABLE RENT OF CIRCA £42,000 PER ANNUM. BEING SOLD FULLY TENANTED (WITH PROFESSIONAL TENANTS) AND FURNISHED THROUGHOUT... GREAT INVESTMENT OPPORTUNITY! What a fantastic opportunity to purchase a lovely investment property in the heart of Earlsdon. Located just a short walk to the hustle of Earlsdon High Street with its cafes, Bistros, bars and restaurants. Being fully let, this property would be perfect for the professional landlord or investor looking to add to their property portfolio. Having six double en-suite bedrooms done to a high standard, its all ready to go earning circa £42,000 per annum from professional tenants. Does this sound good and would you like more information and a viewing? Call and speak to us and we would be delighted to get that arranged for you.

## Front Garden

Laid to gravel with walled and privet perimeter with access through the:

## Storm Porch

In through the front door into the:

## Entrance Hallway

Having stairs off to the first floor and door leading to:

## Bedroom One

12'9" x 12'2" (3.89m x 3.71m)

Having a PVCu bay window to the front elevation and door leading to the:

## Bedroom One En-Suite

(Not Measured) Having a shower enclosure with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and tiling to all four walls.

## Bedroom Two

14' x 4'9" (4.27m x 1.45m)

Having a PVCu double glazed window to the rear elevation and door leading to the:

## Bedroom Two En-Suite

(Not Measured) Having a shower enclosure with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and tiling to all four walls.

## Open Plan Kitchen Dining Room

23'8" x 10'11" (7.21m x 3.33m)

Having a PVCu double glazed window to the side elevation, PVCu double obscure glazed door that leads to the side elevation, a range of multiple wall, base and drawer units with two integrated fridge freezers, two ovens, double gas hob with extractor over, breakfast bar, integrated dishwasher, space and plumbing for a washer dryer, tiling to all splash prone areas and open plan living area with PVCu double glazed window to the side, sofa seating and a dining area with a PVCu double glazed French doors leading to the rear garden area.

## First Floor Landing

Having balustrade, stairs off to the second floor and doors leading off to:

## Bedroom Three

13'5" x 10'11" (4.11m x 3.33m)

Having a PVCu double glazed window to the rear elevation and door leading to the:

## Bedroom Three En-Suite

4'9" x 4'7" (1.47m x 1.40m)

Having a PVCu double obscure glazed window to the

side elevation and having a shower enclosure with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and tiling to all four walls.

## Bedroom Four

10'7" x 10'0" (3.23m x 3.07m)

Having a PVCu double glazed window to the rear elevation and door leading to the:

## Bedroom Four En-Suite

6'7" x 2'5" (2.03m x 0.76m)

Having a shower enclosure with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and tiling to all four walls.

## Bedroom Five

16'2" x 15'10" (4.93m x 4.85m)

Having a PVCu double glazed bay window with picture window to the side and door leading off to:

## Bedroom Five En-Suite

6'9" x 2'5" (2.08m x 0.76m)

Having a shower enclosure with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and tiling to all four walls.

## Second Floor Landing

Having balustrade and doors leading off to:

## Bedroom Six

20'4" x 11'3" (6.20m x 3.45m)

Having a PVCu double glazed window to the rear elevation and door leading off to:

## Bedroom Six En-Suite

6'5" x 3'2" (1.98m x 0.97m)

Having a shower enclosure with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and tiling to all four walls.

## SPARE ROOM / Room Seven

0'0" x 0'0" (0.0 x 0.0)

This property was built with seven bedrooms including en-suites off but due to planning permissions, this room has no planning permission in place for the HMO and was only granted for six bedrooms. The tenant in Room Six pays extra and is included in his rental agreement.

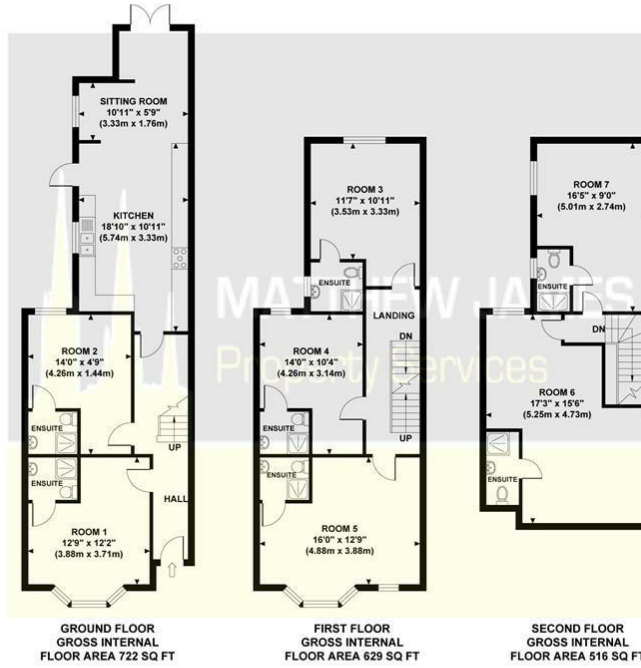
## Rear Garden

Having a paved patio with walled perimeters and laid mainly to lawn. There is also rear pedestrian access via a timber gate.

# Floor Plan

## RADCLIFFE ROAD

Approximate Gross Internal Area 1867 sq ft / 173.45 sq m

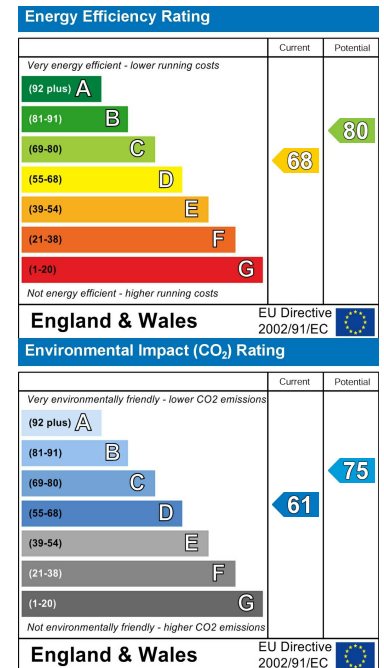


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

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