



# MATTHEW JAMES

## Property Services



## 22 Chester Street, Coventry, CV1 4DJ

### Offers Over £375,000

Situated in the heart of Coventry, this impressive mid-terrace house on Chester Street presents a remarkable investment opportunity. With six well-appointed reception rooms, this property has been thoughtfully designed to accommodate a House in Multiple Occupation (HMO) setup, making it an ideal choice for those seeking to invest in the rental market.

The property boasts six spacious individual studio apartments, each equipped with its own kitchen and bathroom, ensuring privacy and convenience for all tenants. This arrangement not only enhances the living experience but also allows for separate billing, making it a hassle-free option for both landlords and tenants alike.

In good condition and fully let, this HMO property is strategically located close to the city centre, providing easy access to local amenities, transport links, and the vibrant culture that Coventry has to offer. The current income stands at an impressive £32,000 per annum, with potential for further growth, making this an enticing prospect for savvy investors.

With a valid HMO licence in place, this property is compliant with local regulations, ensuring peace of mind for prospective buyers. Whether you are looking to expand your property portfolio or enter the rental market, this well-maintained house offers a unique opportunity to secure a profitable investment in a sought-after location. Do not miss the chance to explore the potential this property holds.



### Studio One

14'9" x 9'10" (4.5 x 3.01)



### Studio Two

12'3" x 13'0" (3.75 x 3.98)



### Studio Three

16'11" x 10'5" (5.18 x 3.18)



### Studio Four

14'5" x 12'5" (4.4 x 3.8)



### Studio Five

12'5" x 9'10" (3.8 x 3.02)



### Studio Six

13'1" x 10'5" (3.99 x 3.19)



### Entrance hall



### Landing

### Lead up





Garden



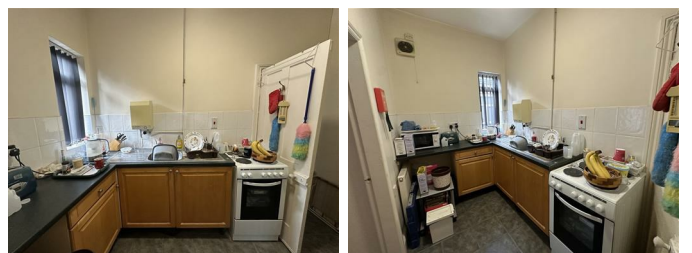
Kitchen five



Kitchen one



Kitchen six



Shower room one



kitchen Two

Kitchen Three



Kitchen Four



**Sower room two**



**Shower room four**



**Shower room five**

**Shower room six**





Floor Plan

22 CHESTER STREET  
Approximate Gross Internal Area  
1755 sq ft / 163.04 sq m

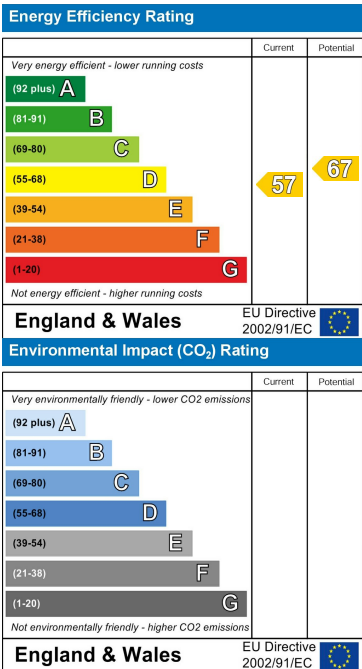


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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