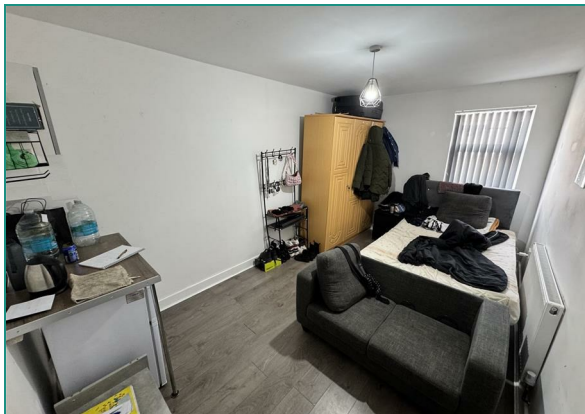




Dorset Road
Coventry , West Midlands CV1 4ED
Asking Price £210,000



INVESTMENT OPPORTUNITY

Opportunity to purchase a 4-bed HMO licensed property. Licensed issued by Coventry City Council in November 2024 for 5-years.

The property is currently leased on a 3-year lease which is due to expire on the 31/01/2026. The current rent being achieved is £1,250PCM.

The property is currently a single storey house with the potential to go into the loft with planning considerations.

DETAILS

An operational HMO located in the Radford / City Centre area of Coventry (CV1), which has an Article 4 Direction on HMO's. The property consists of 4 bedrooms with two shared shower rooms and a lounge. The property is currently let out on a lease which expires January 2026.

Accommodation comprises of;

ENTRANCE HALLWAY

Front Door into Entrance Hallway with laminate flooring and doors leading to;

BEDROOM 1

14'8" x 9'1" (4.48 x 2.79)

LAUNDRY ROOM

5'8" x 2'10" (1.75 x 0.88)

Laundry Room leads into;

SHOWER ROOM 1

5'8" x 6'0" (1.75 x 1.84)

With toilet, hand basin, and shower cubicle.

BEDROOM 2

9'7" x 12'7" (2.93 x 3.84)

KITCHEN

6'4" x 9'3" (1.95 x 2.84)

BEDROOM 3

9'1" x 9'10" (2.77 x 3.00)

LOUNGE

14'11" x 9'1" (4.57 x 2.77)

BEDROOM 4

18'0" x 6'9" (5.50 x 2.06)

SHOWER ROOM 2

With toilet, hand basin, and shower cubicle.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.



END TERRACE SINGLE STOREY HMO

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the particulars. The layout, fixtures and appliances shown may not be exact and are for guidance only. No guarantee is given as to their accuracy or efficiency can be given. Made with Bluebeam PDF

