



Dorset Road
Coventry , CV1 4ED
Asking Price £617,000



INVESTMENT OPPORTUNITY

Opportunity to purchase a 14-bed HMO licensed property. The property is all on one title. It is currently split into two different flats. One on the ground floor, and one over the first and second floor. Both flats have been issued with HMO Licences by Coventry City Council. The ground floor is currently licensed for 5 years expiring November 2028. The first and second floor is currently licensed for 2 years expiring June 2027.

The property is currently leased with the current agreement due to expire on the 31/01/2026. The current rent being achieved for the ground floor is £1,150PCM and for the first / second floor £2,300PCM.

GROUND FLOOR

Entrance from street into hallway with doors leading to;

Lounge

Room Size - 13.27sq m

Bedroom 1

Room Size - 10.86 sq m

Bathroom

Bedroom 2

Room Size 13.70 sq m

Bedroom 3

Room Size: 13.40 sq m

Bedroom 4

Room Size: 11.49 sq m

Kitchen

Shower Room

FIRST FLOOR

Entrance at Ground Floor level direct from street with staircase up to first floor landing. Doors leading to;

Lounge

Room Size: 17.04 sq m

Bedroom 1

Room Size: 9.3 sq m

Bedroom 2

Room Size: 7.64 sq m

Bedroom 3

Room Size: 12.78 sq m

Bedroom 4

Room Size: 7 sq m

Bedroom 5

Room Size: 10.88 sq m

Kitchen

Shower Room

WC

SECOND FLOOR

Stairs leading up from first floor to second floor landing with door leading to;

Bedroom 6

Room Size: 9.67 sq m

Bedroom 7

Room Size: 8.63 sq m

Bedroom 8

Room Size: 18.8 sq m

Bedroom 9

Room Size: 17.22 sq m

Bedroom 10

Room Size: 13.47 sq m

Kitchen

Shower Room

Storage

ENERGY EFFICIENCY

Each individual studio has an EPC with ratings as follows;

Ground Floor - D

First Floor - D

Second Floor - D

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

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.



FOR IDENTIFICATION PURPOSES ONLY

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