



Grasscroft Drive
Coventry , CV3 5QF
£310,000



DETAILS

No Upward Chain* *Development Potential A corner plot detached five bedroom property located in the Cheylesmore suburb of Coventry. The property is currently operating as a licensed HMO with Coventry City Council. Planning permission has also been granted for an extension to the rear & side of the property creating a seven bedroom HMO.

Accommodation comprises in brief;

Entrance Hallway

Lounge Diner

9'6" x 24'5" (2.90 x 7.46)

Kitchen

10'1" x 9'11" (3.09 x 3.04)

Bedroom / Reception Room

13'0" x 8'7" (3.98 x 2.64)

Ground floor bedroom or reception room overlooking the front of the property.

WC / Cloakroom

Bedroom

10'0" x 11'9" (3.05 x 3.60)

Bedroom

8'11" x 8'5" (2.72 x 2.59)

Bedroom

9'4" x 9'11" (2.86 x 3.04)

Bedroom

7'2" x 7'1" (2.20 x 2.17)

Bathroom

White bathroom suite comprising of a bath, pedestal sink, and toilet.

Garden

The property is located on the corner of Grasscroft Drive and Poitiers Road. There is garden to the front, side and rears of the property.

Garage

There is a single garage separate from the property located at the bottom of the garden. Access is off Poitiers Road.

PLANNING PERMISSION

Planning permission has been granted for a side and rear extension to accommodate a 7-bed HMO.

Planning documents and architects drawings are provided with the current floor plan.

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.

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.

