



**5 Bedroom House - Semi-Detached**  
**located on Albany Road, Coventry**  
**£300,000**

**UP Estates**





**\*\*THIS PROPERTY IS APPROVED AS A CATEGORY 4 (C4) FOR THE ONGOING USE AS A HMO (House of multiple occupation) - GROSS YIELD POTENTIAL CIRCA 8% - NO FORWARD CHAIN\*\*** This is a fantastic opportunity to purchase a five bedroom C4 approved current HMO property in the heart of Earlsdon with no forward chain. Please note that the new owner will need to re-apply for their house of multiple occupancy license. Call now for more information!

### PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1313.21 sqft

Heating System: Gas Central Heating

Boiler Age: 2021

Consumer Unit/ Fuse Box Location: Hallway

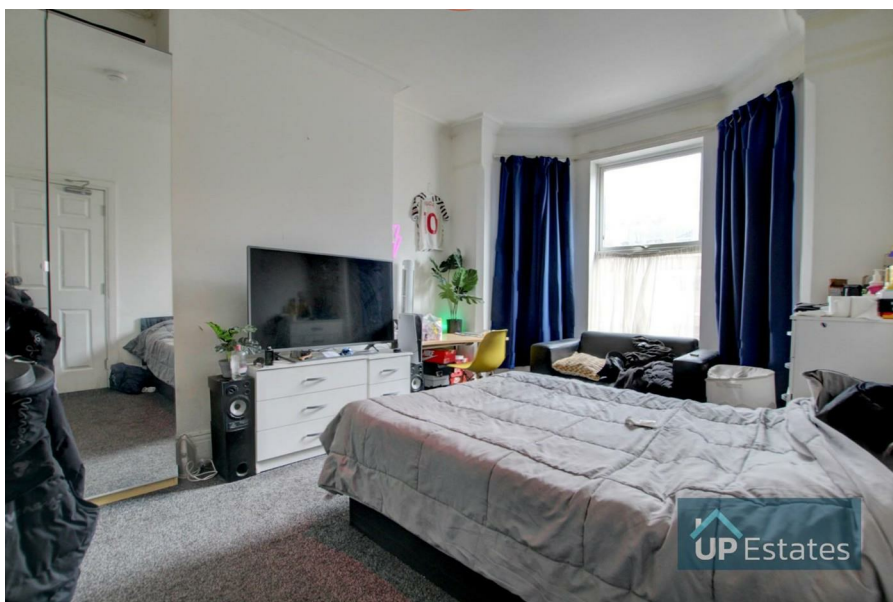
### DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate

£300,000

- HMO COMPLIANT
- 5 BEDROOMS
- FANTASTIC EARLSDON LOCATION
- NO FORWARD CHAIN





and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.





All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Albany Road, Coventry





Total Area: 116.1 m<sup>2</sup> ... 1249 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 **UP** Estates