



4 Bedroom House - Townhouse
located on Broomfield Mews,
Coventry
£290,000

 **UP Estates**



£290,000

- THREE STOREY TOWNHOUSE
- MID TERRACE PROPERTY
- SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS
- ALLOCATED PARKING
- GREAT POTENTIAL FOR INVESTMENT/ FAMILY HOME

Superb Four Bedroom, Town House that will make either a Fantastic Investment Opportunity or Family Home. ****Four Double Bedrooms **Two Bathrooms **Lounge Living Area**** Here is a unique prospect for the discerning buyer to purchase a modern build style, three storey, mid terrace mews property that offers a huge range of benefits. The property is currently rented to students and has an HMO licence with current rent (inc bills) providing annual rental income of £24,000 pa. The property is ideal for both investors and families and will make a fantastic purchase located in a popular and sought after area close to Earlsdon and the City Centre.

The property comprises of: An entrance hall, kitchen, lounge, downstairs WC to the Ground Floor. There is a Landing, Two Double Bedrooms and Bathroom on the First Floor. There are also Two Further Double Bedrooms and a Bathroom Room on the Second Floor. Externally there is a private car park with an allocated parking space, and private garden to the rear. There are a host of surrounding amenities, the property is fully central heated and double glazed. Call now to view.

IMPORTANT NOTE TO PURCHASERS

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 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



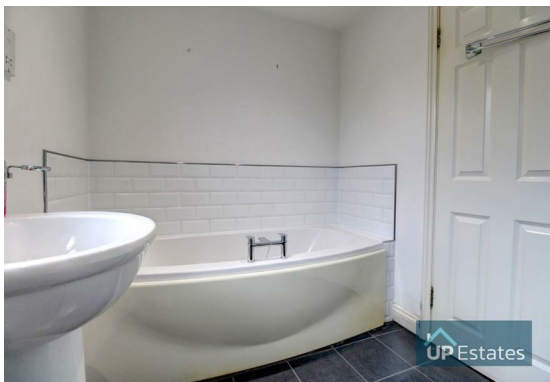
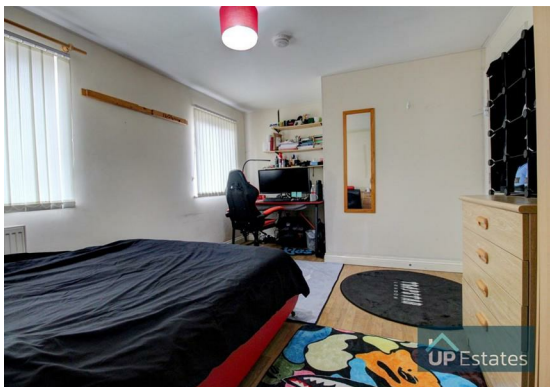
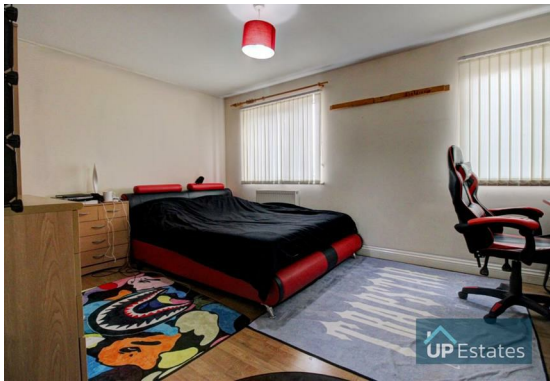


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.



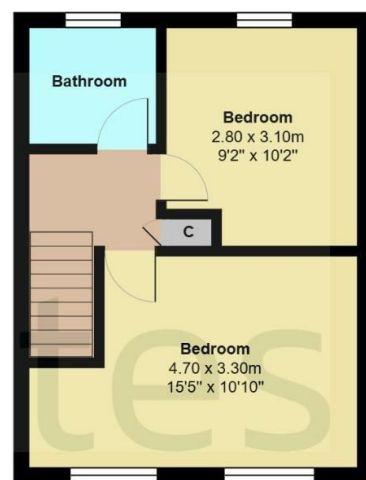
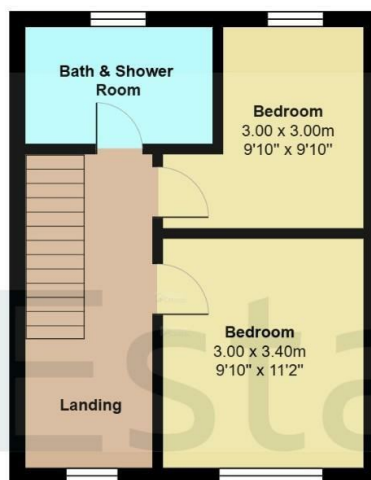
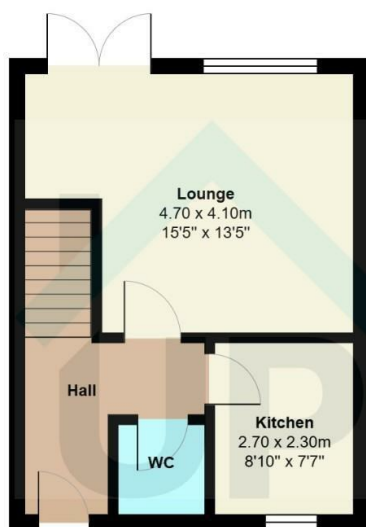
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Broomfield Mews, Spon End, Coventry





Total Area: 97.7 m² ... 1051 ft²

All measurements are approximate and for display purposes only

CONTACT

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