



**2 Bedroom House - Terraced**  
**located on Diana Drive, Coventry**  
**Offers Over £180,000**

**UP Estates**





**\*\*For buy to let landlords only. Sold with sitting tenants with a rental yield achieving 6.3% at £950pcm\*\*** DOUBLE GARAGE - OVERLOOKING GREEN - TWO DOUBLE BEDROOMS - KITCHEN DINER - EPC RATING C - COUNCIL TAX BAND A - DOUBLE GLAZING & GUTTERING CIRCA 1 YR OLD\*\* This is an excellent opportunity to purchase this well presented two double bedroom terrace home located in Potters Green. Being is well served by amenities including local shops, nearby country roads leading to Bulkington/Bedworth/Nuneaton, as well as having access to Coventry City Centre nearby and the M6 motorway, as well as Walsgrave hospital. The property is Freehold, Coventry City Council Tax Band A, EPC Rating C, and benefits from NO FORWARD CHAIN! This fantastic home has had new double glazing and guttering within the last year. Call now to view!

For buy to let landlords only. Sold with sitting tenants with a rental yield achieving 6.3% at £950pcm.

#### LOCATION

This home is ideally located close to a variety of primary and secondary schools, many shops, multiple bus routes, open fields, parks, local pubs and restaurants, the University Hospital and multiple road links including the M6, M1 & M69 to simply get you in and around the city.

#### 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.

## Offers Over £180,000

- ATTENTION LANDLORDS - RENTAL YIELD 6.3% AT £950pcm
- OVERLOOKING GREEN
- LARGE GARAGE
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- EPC RATING C





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.









Diana Drive, Coventry







Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup> (excluding large garage)

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