

Cloud9 Estates

Anglian Way

Coventry

CV3 1QR

- Four Bedroom HMO
- Sold With Tenants In Situ
- Total Floor Area: 110 Square Metres
- Direct Busses To City Centre

£295,000

EPC Rating ‘C’





Anglian Way, Stoke Village, Coventry, West Midlands, CV3 1QR







Property Description

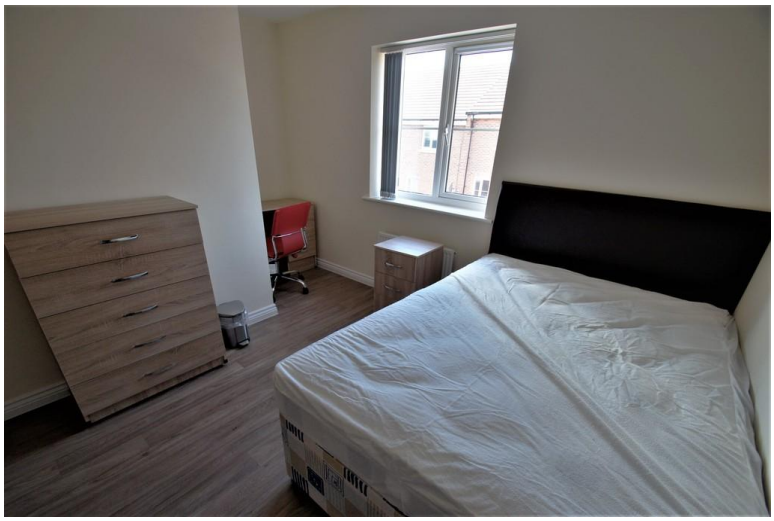
ABOUT THE PROPERTY
Cloud9 Estates is pleased to present an excellent opportunity for investors to acquire this four-bedroom HMO property situated in the popular CV3 area of Coventry. Offered for sale with tenants in situ, this property presents an attractive opportunity for landlords looking to expand their investment portfolio or secure an established rental property.

The property offers spacious and versatile accommodation, comprising four well-proportioned bedrooms and two bathrooms, providing practical and convenient living arrangements for multiple occupants.

Externally, the property benefits from a private garden, offering residents valuable outdoor space for relaxation and enjoyment. On-street parking is also available for added convenience.

Situated within the sought-after CV3 postcode area, the property is well positioned for access to local amenities,









shops, public transport links and Coventry city centre, making it an appealing location for tenants.

Want to book a viewing? Then call the award winning Cloud9 Estates TODAY!

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

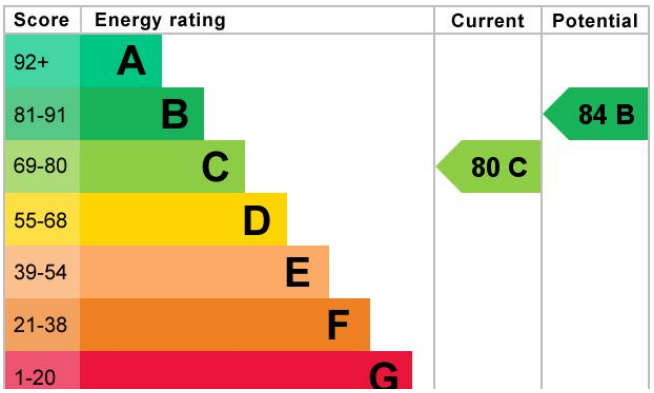
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements