

## 26 St. Michaels Road, Coventry, CV2 4EJ Offers In The Region Of £160,000

### A BUY TO LET PROPERTY IN THE BALL HILL AREA OF COVENTRY

A terraced property situated on St. Michaels Road in the vibrant Stoke area of Coventry, this charming property presents an excellent opportunity for those seeking a buy-to-let investment. Currently in superb condition, it is let for an impressive £950 per calendar month, making it a lucrative option for prospective landlords.

The property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The high gloss kitchen has been thoughtfully refitted, offering a modern and stylish cooking environment. Upstairs, you will find two spacious double bedrooms, perfect for tenants seeking comfort and convenience. The shower room is also located on this level, ensuring easy access for all.

Outside, the property boasts a small garden at the front, while the rear garden features a delightful patio area, ideal for enjoying the outdoors during warmer months.

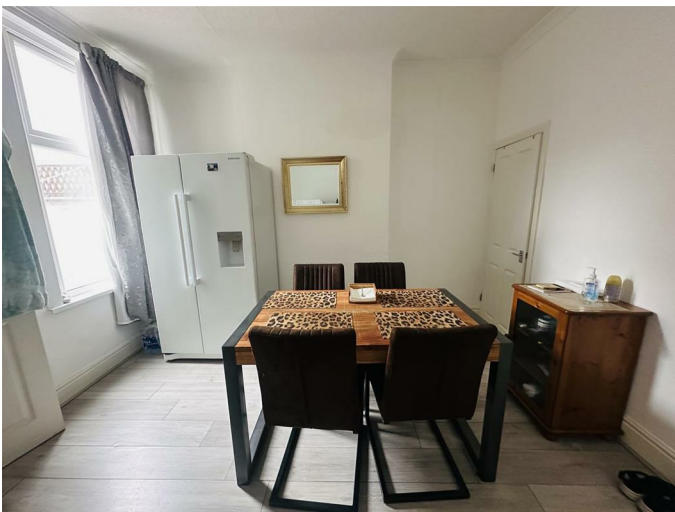
Location is key, and this property does not disappoint. It is situated close to the popular Ball Hill shopping area, which offers a variety of shops and amenities. Additionally, excellent bus routes provide easy access to the University Hospital and Coventry City Centre, making it an attractive choice for both students and professionals alike.

In summary, this property on St. Michaels Road is a fantastic investment opportunity, combining modern living with a prime location. Whether you are looking to expand your property portfolio or seeking a home with rental potential, this residence is well worth your consideration.

## Living Room



## Dining Room



## Kitchen



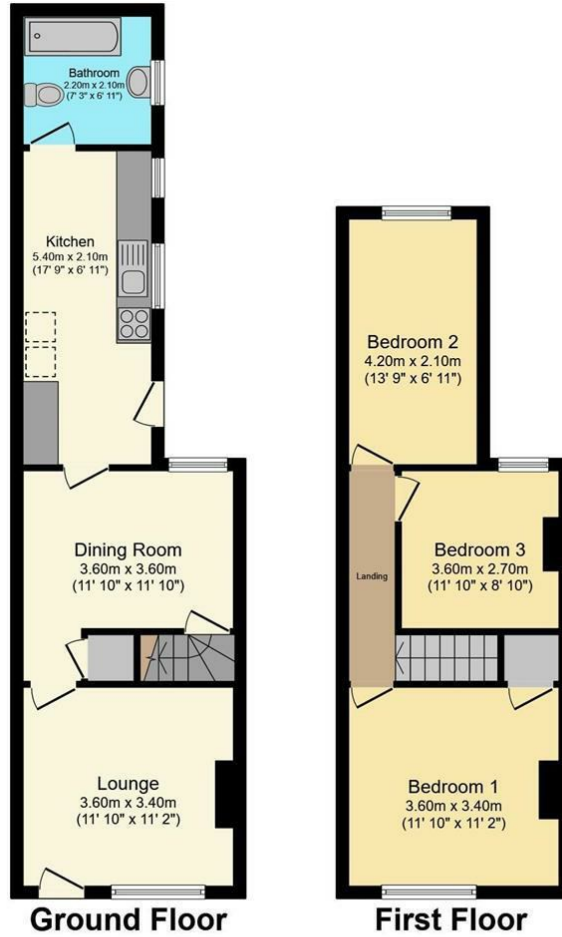
shower room

Bedroom one

Bedroom Two

Garden

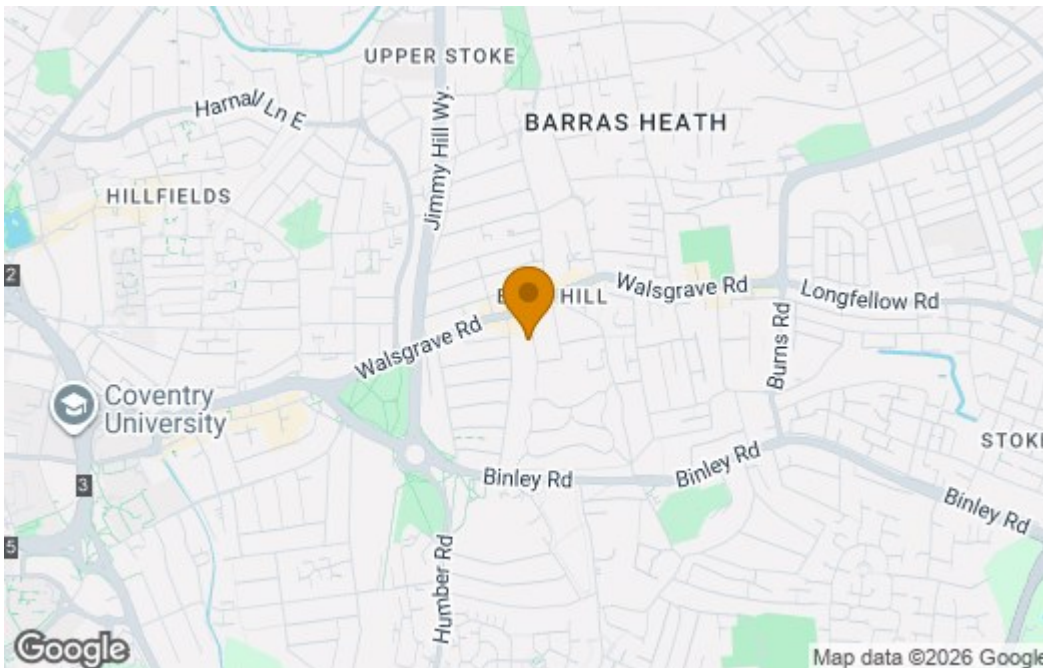
# Floor Plan



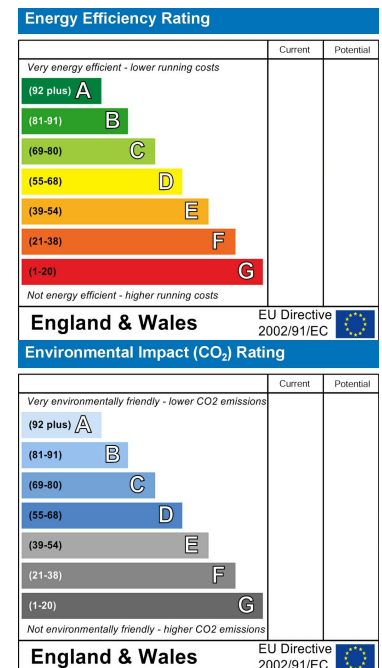
Total floor area 77.7 sq.m. (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

# Area Map



# Energy Efficiency Graph



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