

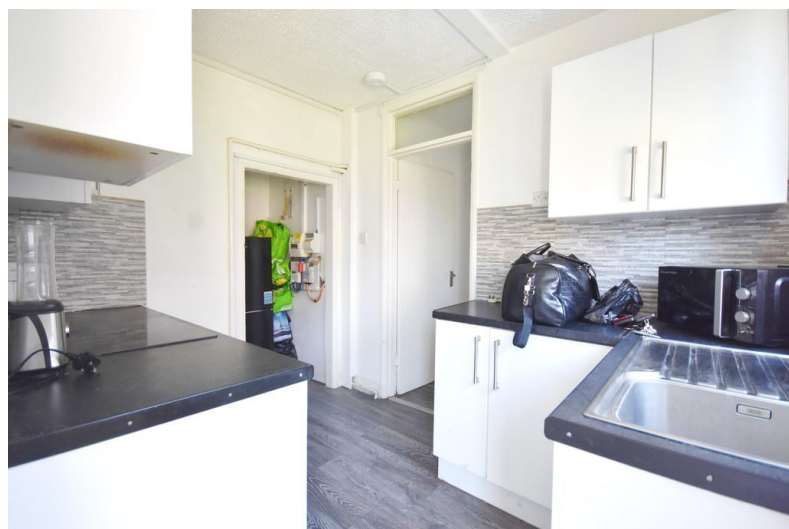


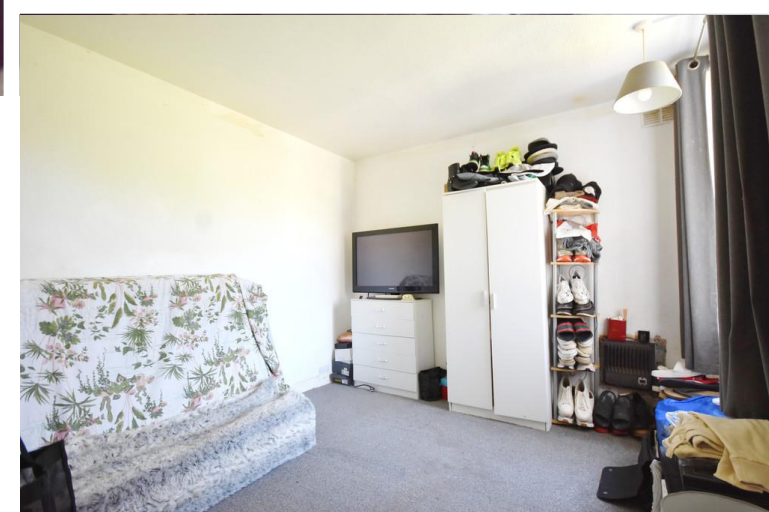
Cloud9 Estates

**Avon Street  
Coventry  
CV2 3GH**

- FOUR self-contained flats
- Great investment opportunity
- Will be sold with tenants in situ
- Street parking

**Offers Over £440,000**  
EPC Rating 'C/D'





## Property Description

### ABOUT THE PROPERTY

LOOKING FOR THE PERFECT INVESTMENT? Then look no further – Cloud9 Estates presents this rare opportunity to acquire a block of FOUR, ONE BEDROOM self-contained FREEHOLD flats, all being sold together as one property.

Situated in the heart of Stoke, just a short walk from Coventry University and the city centre, this block combines strong rental demand with immediate income, making it an ideal portfolio addition. Each flat is currently let so will be sold with tenants in situ. The block sits on a large plot with large gardens.

Investors benefit from multiple income streams under one freehold title. This home features FOUR self-contained flats that feature modern kitchens, well presented bathrooms, spacious double bedrooms, bay windows, and bright living areas. The top floor flat enjoys elevated privacy, natural light, and pleasant outlooks.

Located in a consistently popular rental area, Stoke offers



excellent transport links, local amenities, and proximity to major employers and Coventry University, ensuring steady demand from both students and professionals. This block represents a secure, high yield investment with long term growth prospects in one of Coventry's most reliable rental markets.

What are you waiting for? Call Cloud9 Estates TODAY to book your viewing!

#### 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.



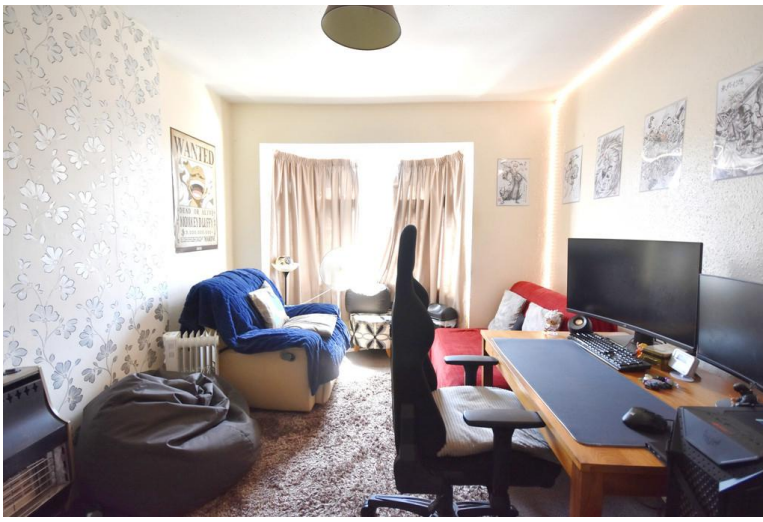
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

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.





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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