



**Standard Avenue, Coventry
CV4 9BT
O.I.R.O £189,995**

Situated in the popular residential area of Tile Hill, this spacious three-bedroom end-of-terrace home offers excellent potential for modernisation and value enhancement. With a rear extension already in place, the property provides generous living space and a fantastic opportunity for buyers or investors.

The ground floor comprises a substantial through lounge/dining room with feature fireplace and large front window allowing plenty of natural light. To the rear, the property benefits from an extended kitchen and additional reception/breakfast area, increasing the overall footprint and offering scope for reconfiguration into an open-plan kitchen/diner (subject to works).

Upstairs, there are three well-proportioned bedrooms, including two generous doubles, and a family bathroom. The property is in need of cosmetic updating and remodelling but offers solid proportions and an excellent layout to work with.

Externally, the home benefits from a mature rear garden with patio and rear access to a garage, established planting, offering privacy and outdoor space ideal for families.

Located close to local amenities, schools, and transport links, this property presents a strong opportunity for renovation and long-term growth in a consistently popular rental and resale area.



Porch

4'2" x 5'2" (1.27m x 1.57m)

Living Room

23'5" x 10'8" (7.15m x 3.26m)

Kitchen

8'10" x 5'2" (2.68m x 1.57m)

Conservatory

8'10" x 7'10" (2.68m x 2.40m)

Bedroom 1

13'3" x 9'1" (4.03m x 2.76m)

Bedroom 2

10'2" x 10'5" (3.09m x 3.17m)

Bedroom 3

8'0" x 6'9" (2.45m x 2.07m)

Bathroom

5'7" x 5'5" (1.72m x 1.66m)

Investor Yield Information

Asking Price: £190,000

Estimated Rental Income (Post-Modern Refurb): £1,100 – £1,200 PCM

Annual Rental Income:

£13,200 (at £1,100 PCM)

£14,400 (at £1,200 PCM)

Gross Rental Yield:

6.95% at £1,100 PCM

7.58% at £1,200 PCM

(Annual Rent ÷ £190,000 × 100)

At this price point, the property represents a strong investment opportunity with scope to achieve a competitive yield following modern refurbishment.

Good to Know

House - End of Terrace

Tenure: Freehold

Floor area: 979.52 sqft

Energy efficiency rating: tbc

Council tax band: b

Year built: 1930-50's

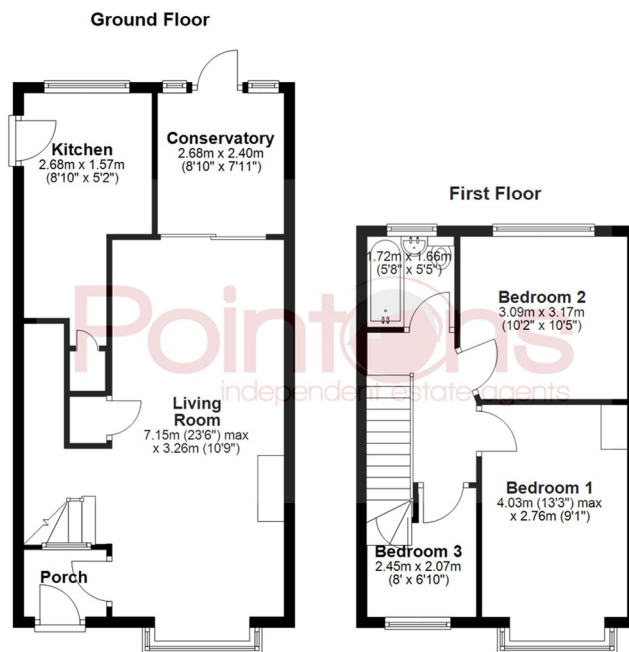
Vendor Position, NO CHAIN - VACANT POSSESSION

Loft: Insulated

Heating: Gas central heated

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

