Gerard Avenue

Coventry , CV4 8FZ

£219,950

HOMEMAKER PROPERTIES

AGENT'S DESCRIPTION

No Upward Chain Homemaker Properties are pleased to present this operational and licensed HMO located in the Canley area of Coventry (CV4), which has an Article 4 Direction on HMO's. The property has four bedrooms and offers an investment opportunity with income from the moment the sale completes.

Accommodation comprises of;

ENTRANCE HALLWAY

Entrance from the front garden area through a white UPVC door into a small hallway with door leading into a reception room, and stairs leading to first floor.

LOUNGE

16'0" x 12'9" (4.9 x 3.9)

Neutrally decorated with laminate flooring, with under stairs storage cupboard. There is a door leading into the kitchen.

KITCHEN

12'9" x 11'1" (3.9 x 3.4)

With UPVC window overlooking The Garden, benefits from; an integral oven and hob, washing machine and ample fridge, freezer and cupboard space.

SHOWER ROOM

6'2" x 5'2" (1.9 x 1.6)

WC

5'10" x 3'3" (1.8 x 1.0)

BEDROOM ONE

12'9" x 12'1" (3.9m x 3.7)

BEDROOM TWO

12'9" x 11'1" (3.9 x 3.4)

BEDROOM THREE

11'1" x 9'6" (3.4 x 2.9)

BEDROOM FOUR

9'6" x 7'10" (2.9 x 2.4)

UTILITIES & SERVICES

There is gas central heating throughout the property.

EPC Rating D. Council Tax Band B.

INVESTMENT OPPORTUNITY

The property is currently let to a group of students at Warwick University paying £1,550PCM, their contract is due to end 14th July 2026.

A new contract has been agreed at £1,550PCM from 1st September 2026 with a new group of students.

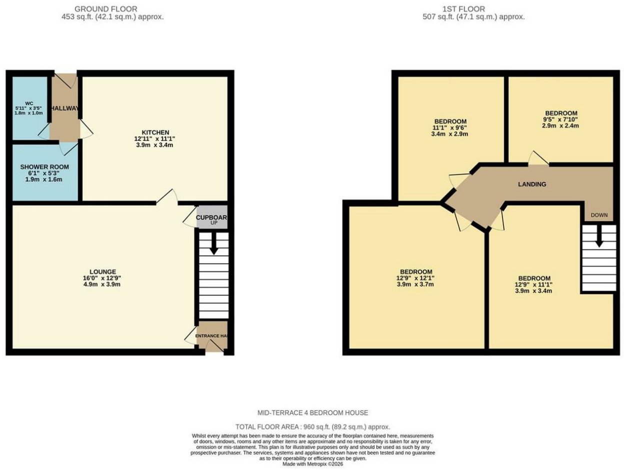
The property is sold as seen with fixtures and fittings included.

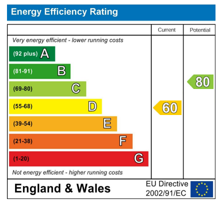
DISCLAIMER

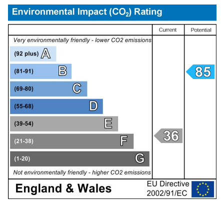
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.







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