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Waveley Road
CV1 3AG

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* TERRACED HOUSE CURRENTLY CONVERTED INTO 2 ONE BEDROOM FLATS * IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY * NO UPWARD CHAIN

Nestled on Waveley Road in Coventry, this terraced house is currently split into two 1 bedroom flats presenting a unique opportunity for both investors and homeowners .The EPC rating for 61A (Ground Floor Flat) is 69/ 75 and the EPC rating for 61B (First Floor Flat) is 72/ 77 with the opportunity to convert back into a residential house.

The property currently incorporates to the Ground Floor entrance hall with access via entrance doors to both flats that incorporate Lounge, Kitchen, Bedroom & Bathroom and to the First Floor Landing, Lounge, Kitchen, Bedroom & Bathroom. The property benefits from gas central heating, providing warmth and comfort throughout the colder months.

Located in a desirable area of Coventry, this apartment is well-positioned for local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy the vibrant community being within walking distance of the city centre.

Whether you are seeking a new home or an investment opportunity, this property on Waveley Road is certainly worth considering. With its current layout and tenant arrangements, it stands as a promising option in the Coventry housing market.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

CURRENTLY LET
GROUND FLOOR FLAT
INCORPORATES

LOUNGE

3.65 x 3.40

KITCHEN

3.17 x 2.55

BEDROOM

3.67 x 3.38

BATHROOM

LANDING

VACANT FIRST FLOOR
FLAT INCORPORATES

LOUNGE

3.65 x 2.70

KITCHEN

3.43 x 2.55

BEDROOM

4.30 x 3.63

SHOWER ROOM

FRONT & REAR
GARDENS

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Floor Plan



Total area: 937.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

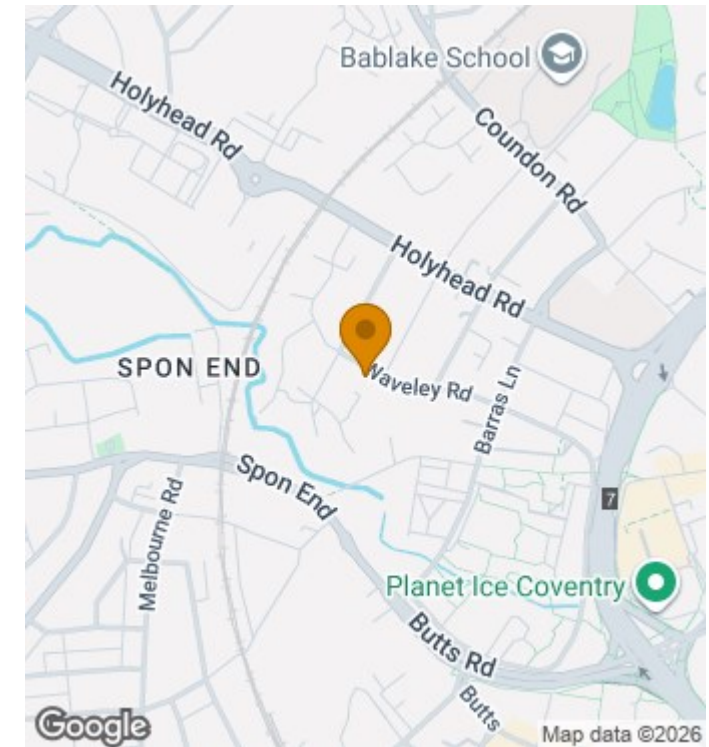
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

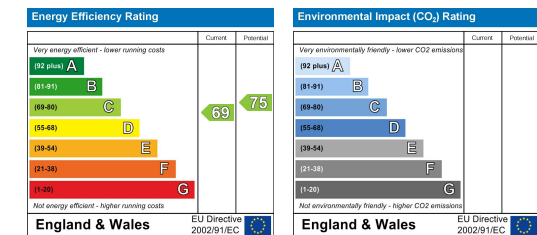
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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