



**54 Kingsway and 54A Kingsway
Stoke, Coventry, CV2 4FE**

- TWO self contained flats
- Short distance to city centre
- Rear garden area
- On road parking

Offers Over £195,000

EPC Rating '72'





Property Description

ABOUT THE PROPERTY

ATTENTION INVESTORS! Looking to expand your portfolio in Coventry? Then this property is the one for you! A mid-terraced house with TWO self-contained flats, each with TWO bedrooms and their own kitchen and shower room. Investors can expect a rental income of £1,800 for BOTH flats. Will be sold with tenants in situ. Cash buyers only.

Each flat has its own kitchen, living room, two bedrooms and shower room.

Points of Interest Include: Ball Hill Shopping Parade (0.1m), Gosford Green Park (0.3m), Blue Coat School (0.6m), Sydney Stringer Academy (0.7m), Coventry City Centre (0.8m), University Hospital C&W (2.1m).

In the Stoke area of Coventry, this is the perfect investment opportunity. Recently renovated and with great travel links close to shops and amenities, this will be snapped up quick, don't wait!





Call Cloud9 Estates TODAY to book in your viewing on 02476 263 660.

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.

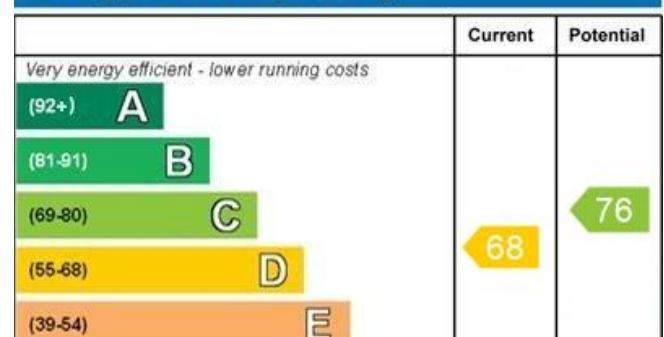
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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.





Energy Efficiency Rating



108 Walsgrave Road
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CV2 4ED

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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 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