



**Bolingbroke Road
Coventry
CV3 1AQ**

- Four En Suite Bedrooms
- Convenient For City Centre
- On Road Parking
- Recently Refurbished

Offers Over £210,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

This HMO on Bolingbroke Road offers four spacious en-suite bedrooms-perfect for modern living. Ideally located close to Coventry city centre and the university, it combines comfort, style, and convenience.

The home features bright, contemporary interiors with a private rear garden and on-road parking

Situated in the popular Stoke area, the property benefits from excellent public transport links, local amenities, and a short walk to the city centre.

Fully managed by Cloud9 Estates - you could expect a rental income of £1,800 per calendar month.

Don't miss out! 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	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 are 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