



£300,000

46 Dean Street, Ball Hill, Coventry, Warwickshire, CV2 4FB

46 Dean Street, Ball Hill, Coventry, Warwickshire, CV2 4FB

* HMO INVESTMENT OPPORTUNITY - FULLY TENANTED WITH AN INSTANT INCOME OF £2,575PCM (including bills)*

This Luxury 5 Bedroom En-suite HMO is available just off the high street of Ball Hill, great location for the local amenities and City Centre being within walking distance. The property has been built to provide the perfect modern co-living environment making it an ideal investment for quality tenants.

The property is HMO compliant with a licence and comprises of the following,

* Large open plan kitchen / living area with breakfast bar, integrated hob/oven, dishwasher, and all other necessary appliances. The lounge provides the perfect socialising, relaxing space for the occupants including a corner sofa and TV all of which would be included in the sale, as well as all other furnishings.

* Ground floor WC



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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