



**Connells**

Wyken Avenue  
Coventry



## Property Description

This HMO end terraced property is being sold with tenants in situ, with £2255 rental per month. The property is situated in the residential area of Wyken, close to local amenities including Coventry University Hospital. The accommodation briefly comprises: ground floor two bedrooms both with en-suites and a shared kitchen. To the first floor there are three bedrooms, the rear bedroom has an en-suite, and a fitted bathroom. Outside there is on street parking with side gated access to the garden.

## Approach

Front door.

## Porch

Internal door to;

## Entrance Hall

Stairs to first floor.

## Kitchen

15' 11" x 13' 2" max ( 4.85m x 4.01m max )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with extractor fan, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, double glazed window to the rear elevation and door leading to the rear garden.

## Bedroom Three

12' 6" x 11' 8" max ( 3.81m x 3.56m max )  
Double glazed window to the front elevation and radiator.

## En-Suite

Comprising shower cubicle, wash hand basin, toilet and heated towel rail.

## Bedroom One

12' 3" x 11' 4" ( 3.73m x 3.45m )  
Double glazed frosted window to the rear elevation and radiator.

## En-Suite

Comprising shower cubicle, wash hand basin, toilet, heated towel rail and window to the side elevation.

## First Floor Landing

Double glazed window to the side elevation and doors to;

### Bedroom Four

12' 6" x 9' 11" ( 3.81m x 3.02m )  
Double glazed window to the front elevation and radiator.

### Bedroom One

12' 2" max x 11' 5" max ( 3.71m max x 3.48m max )  
Double glazed window to the rear elevation and radiator.

### En-Suite

Comprising shower cubicle, wash hand basin, toilet and radiator.

### Bedroom Five

9' 5" x 7' 11" ( 2.87m x 2.41m )  
Double glazed window to the front elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

### Outside

### Rear Garden

Paved patio area beyond being laid to lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: E Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/COV323042](http://connells.co.uk/Property/COV323042)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV323042 - 0007