



Silksby Street
Coventry , CV3 5FY
Asking Price £250,000

DESCRIPTION

No Upward Chain Attractive mid-terrace 4 Bedroom property located in the desirable area of Cheylesmore in Coventry. The City's main railway station, Asda Supermarket and Daventry Road shops within a short walk and there are a number of OFSTED rated 'good' schools in the area also. Whether bought as a home or an investment, this is a great property.

Accommodation comprises in brief;

ENTRANCE HALLWAY

Enter through a UPVC door into entrance hallway, with stairs leading to first floor and a door leading to;

BEDROOM 1

11'8" x 10'6" (3.58 x 3.22)

On the ground floor with UPVC windows overlooking the front garden of the property.

KITCHEN

18'4" x 5'8" (5.61 x 1.74)

Fitted with kitchen base units, integrated oven, hob, and extractor hood. With double glazed window. There is also a UPVC door leading to the rear garden and a door leading to bedroom 2.

LOUNGE / DINER

10'6" x 7'11" (3.22 x 2.42)

BEDROOM 2

9'3" x 8'7" (2.84 x 2.64)

On the ground floor with UPVC windows overlooking the rear garden of the property.

BEDROOM 3

10'5" x 9'11" (3.2 x 3.03)

On the first floor with UPVC windows overlooking the front garden of the property.

BEDROOM 4

9'11" x 9'2" (3.03 x 2.8)

On the first floor with UPVC windows overlooking the rear garden of the property.

BATHROOM 1 (FRONT)

6'6" x 5'6" (2.00 x 1.68)

On the first floor and fitted with toilet, pedestal wash basin and shower cubicle.

BATHROOM 2 (REAR)

6'1" x 5'6" (1.87 x 1.70)

On the first floor and fitted with toilet, pedestal wash basin and shower cubicle.

CURRENT PROPERTY STATUS

The property is currently let out to a group of University Students as a compliant Licensed HMO, with a rent of £2175 per calendar Month. The tenants are responsible for their own household bills.

This tenancy ends in July 2026.

To comply with Council HMO standards, the property has gas and electric safety certification as well as meeting Energy Performance levels.

FRONT GARDEN

Attractive block paving front garden with surrounding brick wall and fencing

REAR GARDEN

Low maintenance gravel garden with pathway to area with slab flooring at the bottom of the garden

GARAGE

9'10" x 19'8" (3.0 x 6.0)

The garage is located at the bottom of the rear garden and provides great potential for further accommodation as an investor or a summer house as a resident owner

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally

responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.



Whilst every attempt has been made to ensure the accuracy of the fixtures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or discrepancy. The fixtures and fittings are not included in the sale. The fixtures and fittings have not been tested and no guarantee is given as to their working order or condition. Made with Microsoft Visio.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus) A			
(B1-91) B			
(C1-90) C			
(D5-68) D			
(E1-54) E			
(F1-38) F			
(G1-9) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A2 plus) A			
(B1-91) B			
(C1-90) C			
(D5-68) D			
(E1-54) E			
(F1-38) F			
(G1-9) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	