

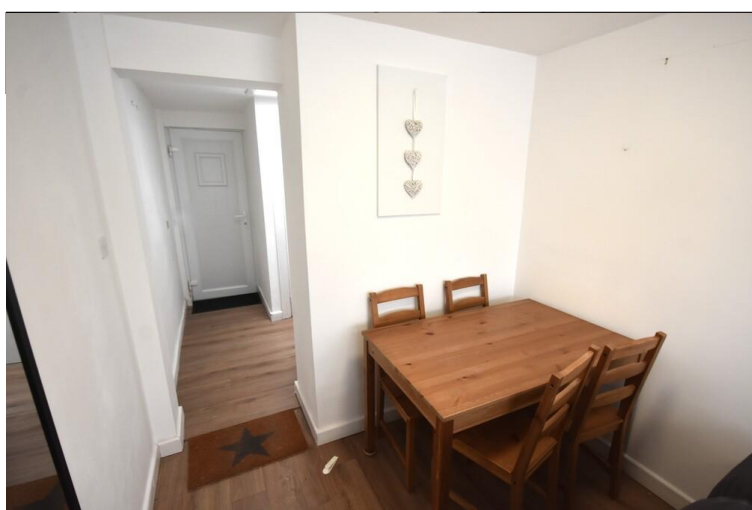


**Hayton Green
Coventry
CV4 8BW**

- Semi-Detached 5 Bed HMO
- Off Road Parking
- EPC Rating 'D'
- Council Tax Band 'A' (Coventry City Centre)

Asking Price Of £240,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

****INVESTMENT OPPORTUNITY**** Cloud9 Estates proudly present this FIVE-BEDROOM HMO. In the CV4 area of Coventry, this VACANT home is the PERFECT investment opportunity. Investors can expect a rental income of £2,250 per calendar month.

A well-presented and generously sized five-bedroom HMO situated in the popular CV4 area of Coventry. The property offers an excellent standard of shared accommodation, with the major advantage of six bathrooms, providing exceptional convenience and privacy for residents.

The accommodation comprises five good-sized bedrooms, a comfortable communal living space and a fully equipped shared kitchen. With six bathrooms available throughout the property, queues in the morning are kept to a minimum.

The property is ideally positioned for access to Warwick University and surrounding employment areas, with local



shops, amenities and transport connections within easy reach. Its combination of generous accommodation and extensive bathroom facilities makes it particularly suitable for students or working professionals seeking quality shared living in Coventry.

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.



KITCHEN

3.20m x 2.60m max

LOUNGE / DINER

2.26m x 4.39m max

BEDROOM ONE

4.21m x 2.73m max

BEDROOM TWO

2.61m x 3.17m max

BEDROOM THREE

2.62m x 2.04m max

BEDROOM FOUR



3.18m x 2.65m max
 BEDROOM FIVE
 3.1
 BEDROOM FIVE
 2.77m x 3.13m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 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