Cloud9 Estates

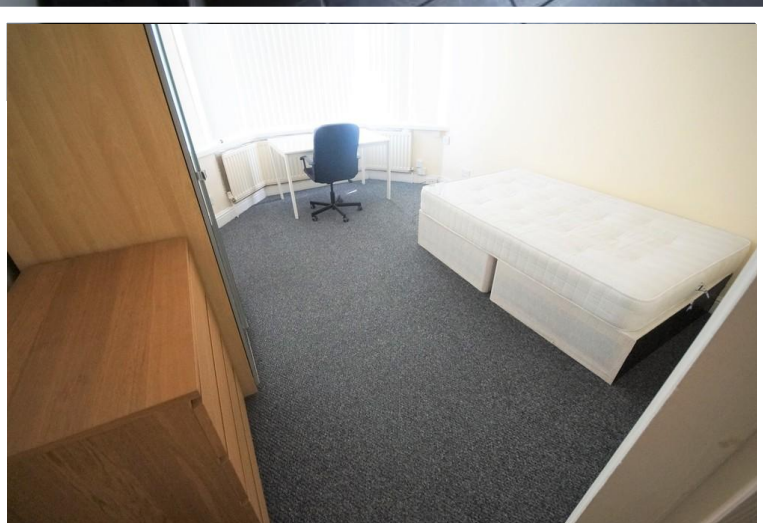
97 Shakespeare Street and 97A
Shakespeare Street
Stoke, Coventry, CV2 4NF

- High- Yield Dual- Flat Investment
- Instant Income From Two Tenancies
- Secure £700pcm Fixed Contract to 2026
- Additional £650pcm Ongoing Rental Stream

Offers Over £160,000

EPC Rating ‘C & D’

97 Shakespeare Street and 97A Shakespeare Street, Stoke, Coventry, West Midlands, CV2 4NF



Property Description

ABOUT THE PROPERTY

Cloud9 Estates present an exceptional investment opportunity in Stoke, Coventry: a well-presented freehold property comprising two modern one-bedroom flats, sold together as a single unit. This is a ready-made income generator, with one flat secured on a fixed-term tenancy at £700 per month until March 2026 and the second occupied on a periodic tenancy at £650 per month, delivering strong, dependable returns. Both flats feature a fitted kitchen, a modern bathroom, and a spacious lounge.

The property is situated in Stoke, one of Coventry's most sought-after residential areas. The location offers excellent access to the city centre, Coventry University, major transport links, and a wide range of local shops, cafés, and amenities. Nearby green spaces such as Gosford Green add to the appeal, and the area's strong rental demand makes this an attractive investment choice. Stoke is known for its friendly community feel, convenient services, and well-connected position within the city.

This is a rare chance to acquire a freehold property comprising two well- presented one- bedroom flats sold as one unit, offering excellent flexibility and long- term potential. Early viewing is strongly recommended to appreciate the quality and opportunity this property presents. Cash buyers only.

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.

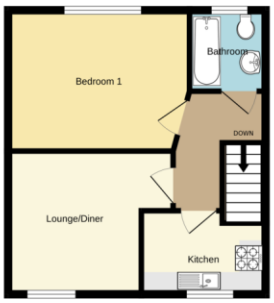
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

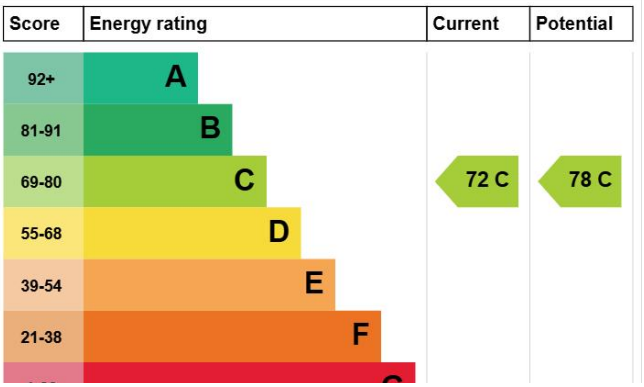
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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.

Ground Floor

1st Floor





Measurements are approximate. Not to scale. Illustrative purposes only
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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 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