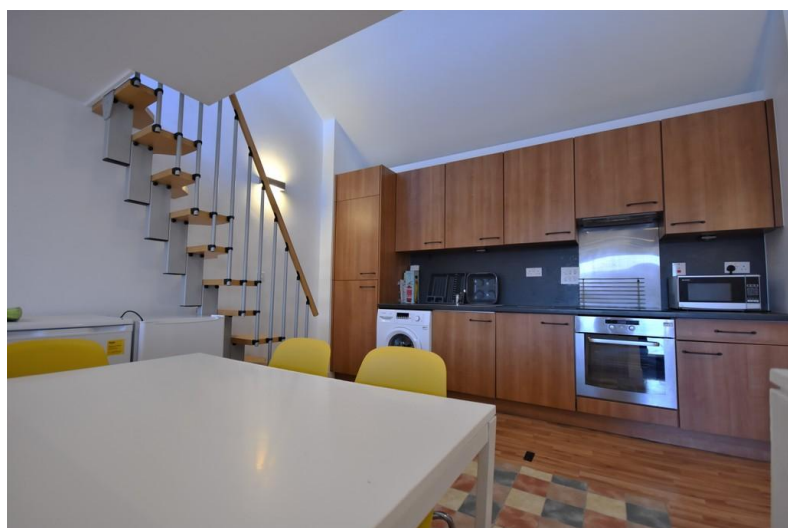


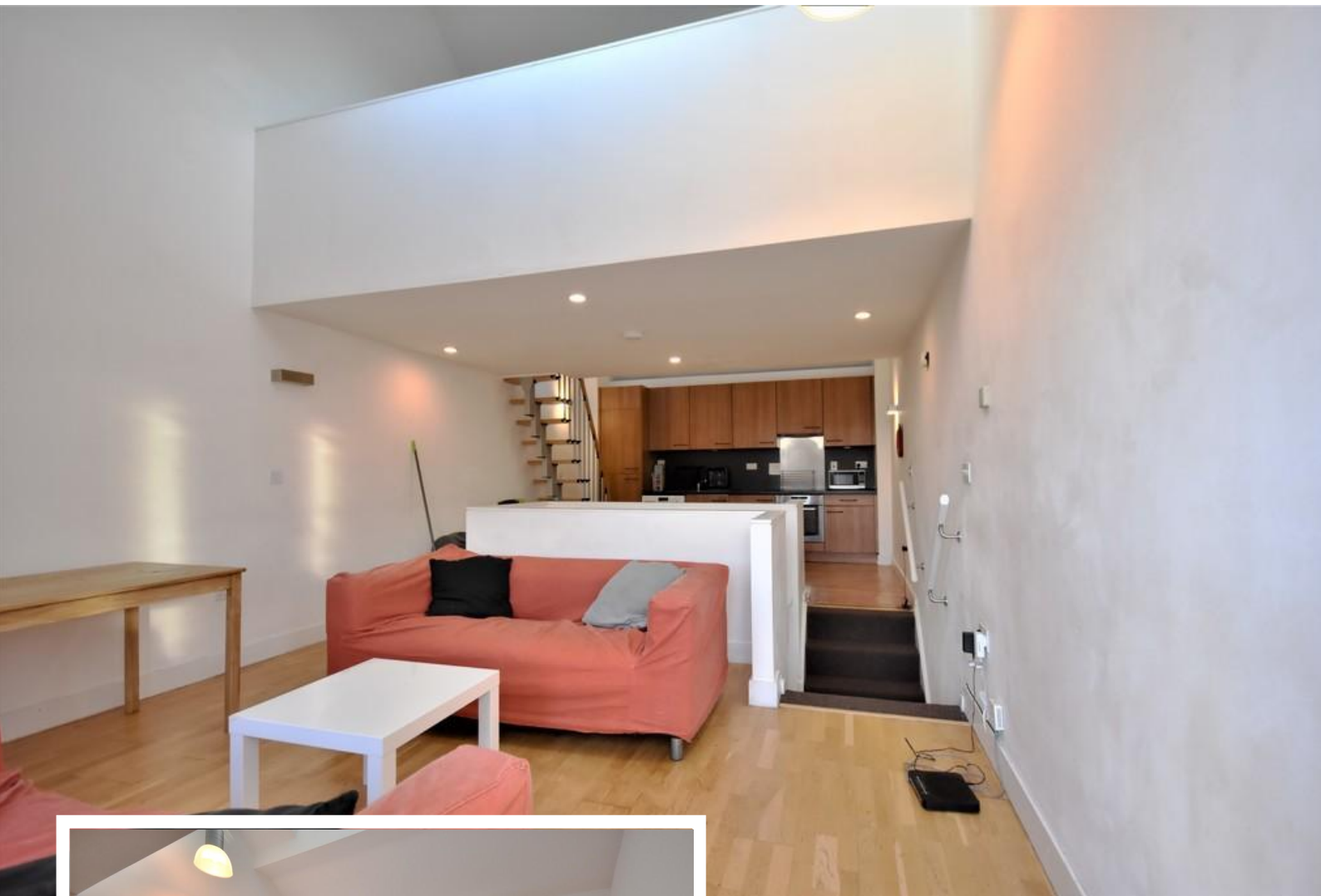


**The Cable Yard
Electric Wharf
Coventry
CV1 4HA**

- HMO - Expires June 2028
- Currently Let - £1500pcm (no bills included)
- Canal-Side Location with Scenic Views
- Allocated Parking

Offers Over £240,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estate Agents present this excellent opportunity to acquire a spacious and modern three/four-bedroom family home, boasting beautiful canal-side views and offering an attractive investment opportunity with tenants already in situ.

This well-presented property offers generous and versatile living accommodation, making it an ideal family home or a fantastic addition to any property investment portfolio.

The heart of the home is the bright and spacious open-plan kitchen and lounge, providing a contemporary living space perfect for relaxing, dining and entertaining. The open-plan layout creates a welcoming atmosphere, with plenty of room for modern family living.

The property benefits from three well-proportioned bedrooms, including an impressive master bedroom with its own private balcony, offering a lovely space to unwind and enjoy the picturesque canal-side surroundings.



A further standout feature is the versatile mezzanine level, which offers additional space that could be utilised as a fourth bedroom, home office, guest room or family area, subject to any necessary approvals.

Additional benefits include allocated parking and an attractive waterside setting, combining convenience with peaceful surroundings.

Investment Opportunity

The property is currently let with tenants in situ, making it an appealing opportunity for investors looking to acquire an established rental property with the potential for ongoing rental income.

With its desirable canal-side location, flexible accommodation and existing tenancy, this property offers an excellent opportunity for both current and future investment.

Don't just admire the photos - call Cloud9 Estates TODAY to book a viewing and see it for yourself!

Important Note To Purchasers

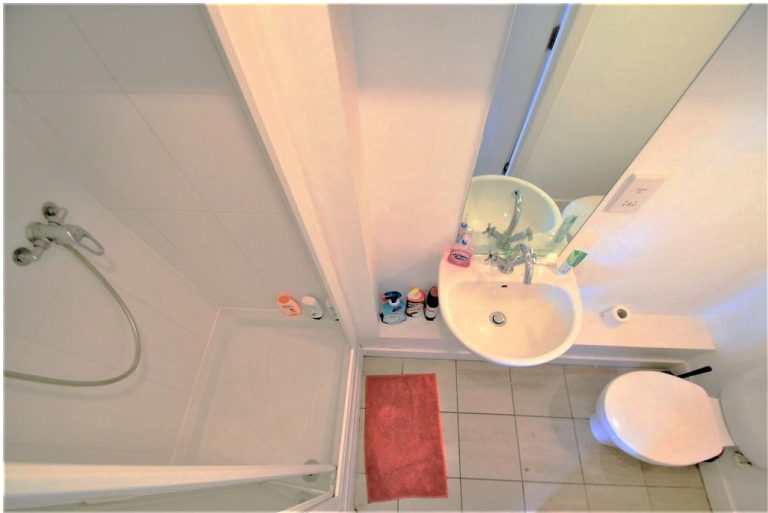
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		