

Cloud9 Estates

Allesley Old Road
Coventry
CV5 8GJ

- Investment Opportunity
- Five Self Contained Flats
- In Need Of General Updating And Modernisation Throughout
- Street Parking Where Available

Offers Over £385,000

EPC Rating ‘C / D’





Allesley Old Road, Coventry, CV5 8GJ







Property Description

ABOUT THE PROPERTY
Cloud9 Estates have an excellent investment opportunity for you to acquire a substantial semi-detached property converted into five self-contained flats, conveniently situated within the popular CV5 area of Coventry.

The property occupies a prominent position on a main road providing a direct route into Coventry City Centre, offering convenient access to local amenities, shops, public transport links and surrounding areas.

Each of the five flats benefits from its own private bathroom and kitchenette, providing independent living accommodation suitable for the rental market.

The property is in need of general updating and modernisation throughout, offering excellent potential for an investor or developer looking to improve the accommodation, enhance rental appeal and potentially increase rental returns, subject to any necessary consents.









With its convenient location, established five-flat layout and scope for improvement, this property presents an attractive opportunity for buyers seeking a refurbishment project with long-term investment potential.

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.

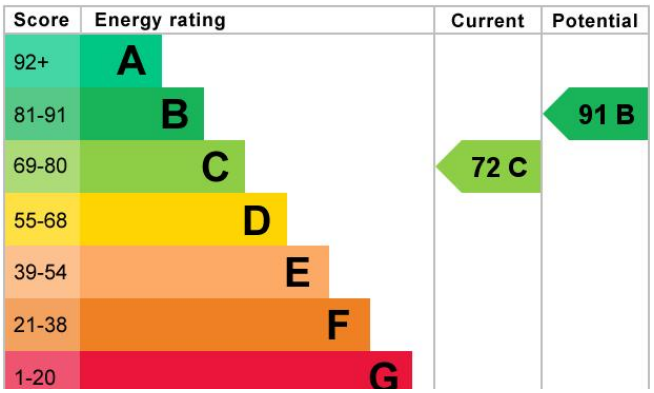
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

FLAT ONE KITCHEN
3.77m x 2.21m max
FLAT ONE LOUNGE
4.67m x 2.20m max
FLAT TWO BATHROOM
2.42m x 1.46m max
FLAT TWO LOUNGE / BEDROOM
15ft 3 x 18ft 5 max
FLAT TWO KITCHEN
4ft 8 x 7ft 7 max
FLAT THREE LOUNGE / BEDROOM





11ft 11 x 13ft 2 max
FLAT THREE KITCHEN / DINER
15ft 5 x 7ft 5 max
FLAT FOUR LOUNGE / BEDROOM
8ft 8 x 16ft 10 max
FLAT FOUR KITCHEN
8ft 2 x 6ft 2 max
FLAT FIVE LOUNGE / BEDROOM / KITCHEN
13ft 2 x 29ft max



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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