

Offers in the region of £280,000  
Coundon Road, Coundon, Coventry, CV1 4AR



 11  
Bedrooms

 4  
Bathrooms

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**\*\*NO CHAIN\*\* 11-BEDROOM, 4 BATHROOM, 2 KITCHENS\*\*INVESTMENT OPPORTUNITY\*\*PRIME LOCATION**

**An exceptional opportunity for investors to acquire a substantial freehold mid-terraced property extending to approximately 1,851 sq ft, offering significant potential (subject to the necessary planning permissions)**

**Arranged over three floors, the accommodation comprises eleven bedrooms, two kitchens, four shower rooms and a communal reception room. The property benefits from gas central heating and double glazing (as specified). Externally, there is a courtyard garden to the front and a garden to the rear.**

**The property is considered suitable for a range of residential investment strategies including HMO use, student accommodation, conversion into self-contained apartments, serviced accommodation or supported living (all subject to the appropriate planning consents). The property is to be sold as seen and vacant.**

**Situated in the popular residential area of Coundon, just 0.3 miles north-west of Coventry City Centre, the property is within a 15-minute walk of Coventry University. The location offers excellent transport connectivity, with convenient access to the M6 and M42 motorway networks, rail services to Birmingham within approximately 30 minutes and direct connections to London Euston in around 90 minutes.**

**A rare opportunity to secure a large-scale property in a strong rental and student market with outstanding potential for value enhancement (STPP).**

**Good to know:**

Property Vacant

No onwards Chain

EPC - D

Council Tax Band D - £2,414

Reason for sale: landlord looking to free up capital as they are no longer local.

Has the property been a HMO in the past - it's understood it has been - you must speak to the council on this if you wish to apply for a HMO.



**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 235.8 sq.m. (2,538 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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