



**Standard Avenue, Coventry  
CV4 9BT  
O.I.R.O £189,995**

Situated in the popular residential area of Tile Hill, this spacious three-bedroom end-of-terrace home offers excellent potential for modernisation and value enhancement. With a rear extension already in place, the property provides generous living space and a fantastic opportunity for buyers or investors.

The ground floor comprises a substantial through lounge/dining room with feature fireplace and large front window allowing plenty of natural light. To the rear, the property benefits from an extended kitchen and additional reception/breakfast area, increasing the overall footprint and offering scope for reconfiguration into an open-plan kitchen/diner (subject to works).

Upstairs, there are three well-proportioned bedrooms, including two generous doubles, and a family bathroom. The property is in need of cosmetic updating and remodelling but offers solid proportions and an excellent layout to work with.

Externally, the home benefits from a mature rear garden with patio and rear access to a garage, established planting, offering privacy and outdoor space ideal for families.

Located close to local amenities, schools, and transport links, this property presents a strong opportunity for renovation and long-term growth in a consistently popular rental and resale area.



- Porch**  
4'2" x 5'2" (1.27m x 1.57m)
- Living Room**  
23'5" x 10'8" (7.15m x 3.26m)
- Kitchen**  
8'10" x 5'2" (2.68m x 1.57m)
- Conservatory**  
8'10" x 7'10" (2.68m x 2.40m)
- Bedroom 1**  
13'3" x 9'1" (4.03m x 2.76m)
- Bedroom 2**  
10'2" x 10'5" (3.09m x 3.17m)

- Bedroom 3**  
8'0" x 6'9" (2.45m x 2.07m)
- Bathroom**  
5'7" x 5'5" (1.72m x 1.66m)

**Investor Yield Information**

Asking Price: £190,000  
Estimated Rental Income (Post-Modern Refurb): £1,100 – £1,200 PCM

Annual Rental Income:

£13,200 (at £1,100 PCM)

£14,400 (at £1,200 PCM)

Gross Rental Yield:

6.95% at £1,100 PCM

7.58% at £1,200 PCM

(Annual Rent ÷ £190,000 × 100)

At this price point, the property represents a strong investment opportunity with scope to achieve a competitive yield following modern refurbishment.

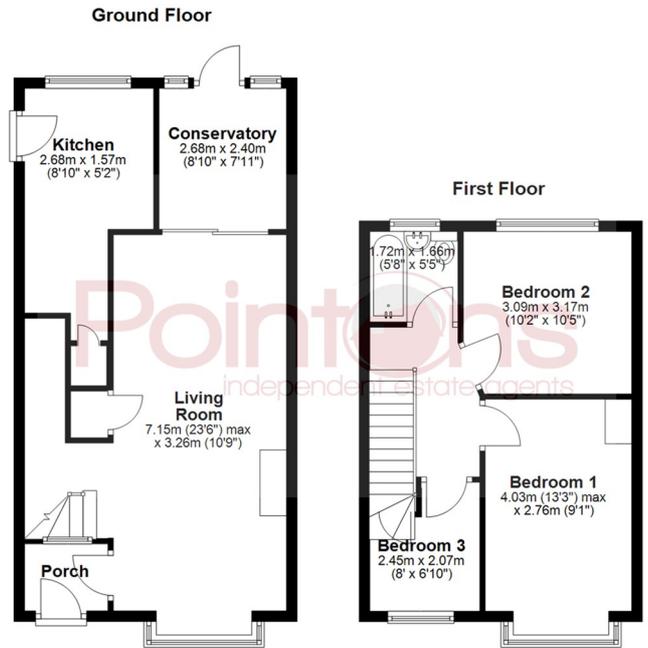
**Good to Know**

House - End of Terrace  
Tenure: Freehold  
Floor area: 979.52 sqft  
Energy efficiency rating: tbc

Council tax band: b  
Year built: 1930-50's  
Vendor Position, NO CHAIN - VACANT POSSESSION  
Loft: Insulated  
Heating: Gas central heated

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
**NUNEATON**  
CV11 4AL  
**024 7637 3300**  
nuneaton@pointons-group.com

109 New Union Street  
**COVENTRY**  
CV1 2NT  
**024 7663 3221**  
coventry@pointons-group.com

74 Long Street  
**ATHERSTONE**  
CV9 1AU  
**01827 711911**  
atherstone@pointons-group.com

