

## 22 Friars Road, Coventry, CV1 2LL Offers Over £400,000

**\*\*\*FANTASTIC INVESTMENT OPPORTUNITY IN THE HEART OF COVENTRY CITY CENTRE\*\*\*** This impressive mid-terrace property boasts an exceptional layout with seven en-suite bedrooms, four of which are thoughtfully designed as studios. The property has been updated and modernised by the current landlord, ensuring a contemporary living experience that is both convenient and functional.

This residence is ideally situated within walking distance of Coventry Train Station and plenty of local amenities, making it a prime location and is offered for sale with the current tenants in situ, providing an immediate income stream.

Accommodation in brief: Entrance Hall, seven bedrooms with en-suites, four of which are studios situated over three floors, spacious communal kitchen with rear access to the courtyard garden.

This property represents a unique opportunity for those seeking a lucrative investment in a vibrant city centre location. Whether you are an experienced landlord or a first-time buyer looking to enter the rental market, this home is sure to impress with its amenities and prime location. With a valid HMO licence, this property is currently generating a substantial rental income of £3,995 per calendar month, presenting a fabulous financial return and there is no chain, allowing for a smooth transaction process.

## Approach- Ground Floor



## Communal Kitchen

11'10 x 9'9 (3.61m x 2.97m)



## Bedroom Three/ En-Suite

12'6 x 9'10 (not including en-suite) (3.81m x 3.00m  
(not including en-suite))



## Entrance Hallway

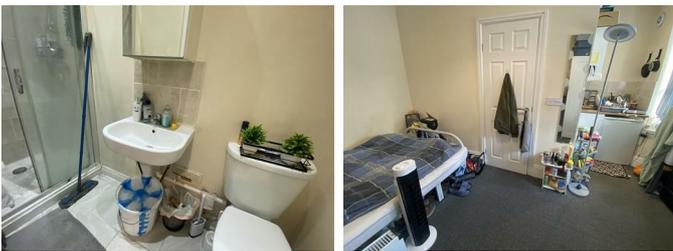


## First Floor Landing



## Bedroom One/ En-Suite

14'8 x 12'6 (not including en-suite) (4.47m x 3.81m  
(not including en-suite))



## Bedroom Four/ En-Suite

16'2 x 12'5 (not including en-suite) (4.93m x 3.78m  
(not including en-suite))

## Bedroom Five/ En-Suite

12'11 x 10'2 (not including en-suite) (3.94m x 3.10m  
(not including en-suite))



## Bedroom Two / En-Suite

13'0 x 10'1 (not including en-suite) (3.96m x 3.07m  
(not including en-suite))



## Bedroom Six/ En-Suite

12'7 x 9'11 (not including en-suite) (3.84m x 3.02m  
(not including en-suite))



## Second Floor - Bedroom 7/ En-Suite

16'0 x 14'11 (not including en-suite) (4.88m x 4.55m  
(not including en-suite))



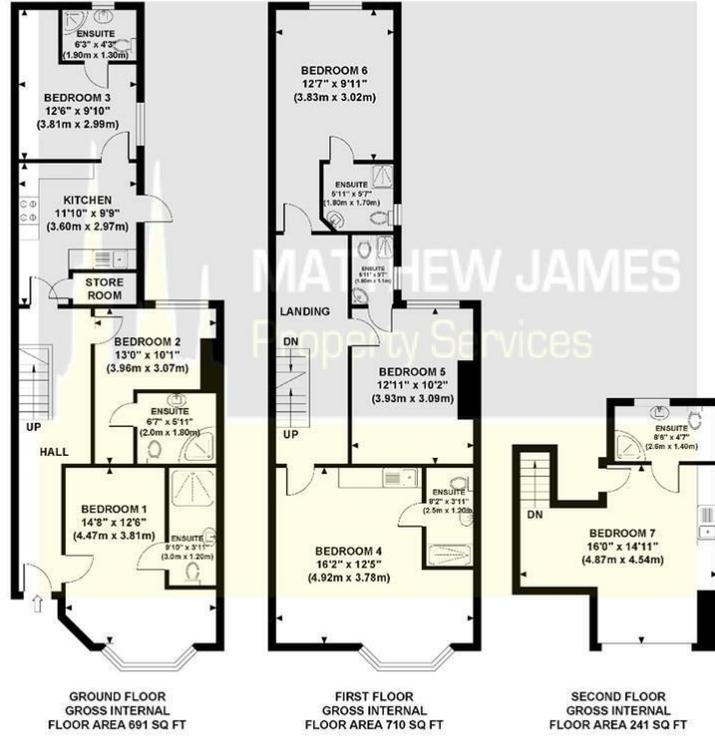
## Courtyard Garden



# Floor Plan

## 22 FRIARS ROAD

Approximate Gross Internal Area  
1642 sq ft / 152.54 sq m

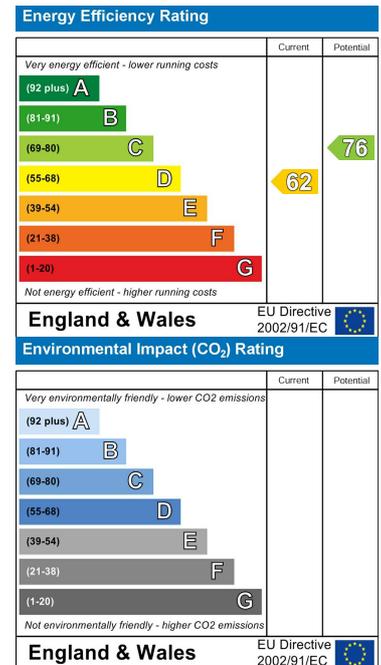


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter