



## 26 St Agathas Road, Coventry, CV2 4DX Offers Over £190,000

*\*FANTASTIC BUY TO LET PROPERTY/ FAMILY HOME\**

This mid terrace property is an exceptional opportunity for those seeking a fantastic investment buy-to-let property. With four lettable bedrooms, this residence is designed to accommodate a variety of tenants, making it an ideal choice for landlords. The property would also make a lovely family home in a vibrant community, close to local amenities, Ball Hill shopping parade and local schools.

Upon entering, hallway leading to a ground floor bedroom/reception room offering flexibility for tenants who may prefer single-level living. Spacious lounge/dining room serves as the communal area, well-appointed kitchen conveniently located, alongside a ground floor bathroom, ensuring practicality for everyday living. As you ascend to the upper floor, you will discover two generously sized double bedrooms, with the master bedroom benefiting from an en-suite toilet for added convenience.

Additionally, the property boasts a separate annexe at the rear, complete with an en-suite shower room, which can serve as an independent living space or guest accommodation. The low-maintenance courtyard-style garden provides a pleasant outdoor area without the burden of extensive upkeep.

This property has a current HMO licence, ensuring compliance with local regulations, and is equipped with up-to-date gas safety and electrical safety certificates, giving peace of mind to potential investors. With its prime location and versatile living spaces, this property is a remarkable opportunity in a thriving community.

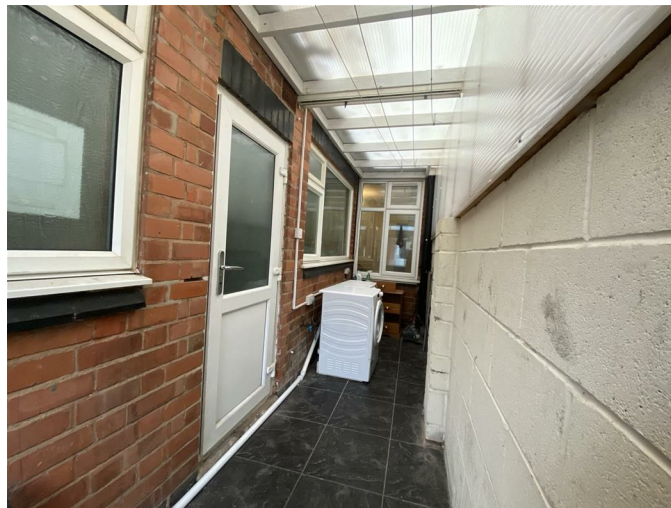
## Approach



## Kitchen



## Lean To/ Utility Area



## Entrance Hall



## Ground Floor Bathroom



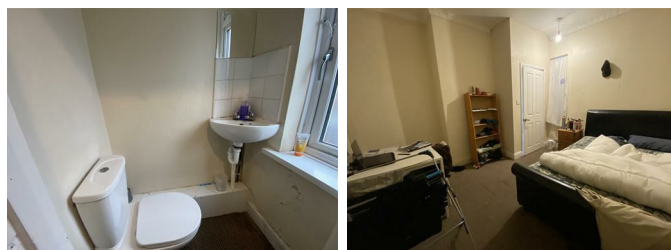
## Bedroom

## Lounge/ Dining Room



## Upstairs Landing

## Bedroom & En-Suite Toilet



## Bedroom



## Annex / Bedroom



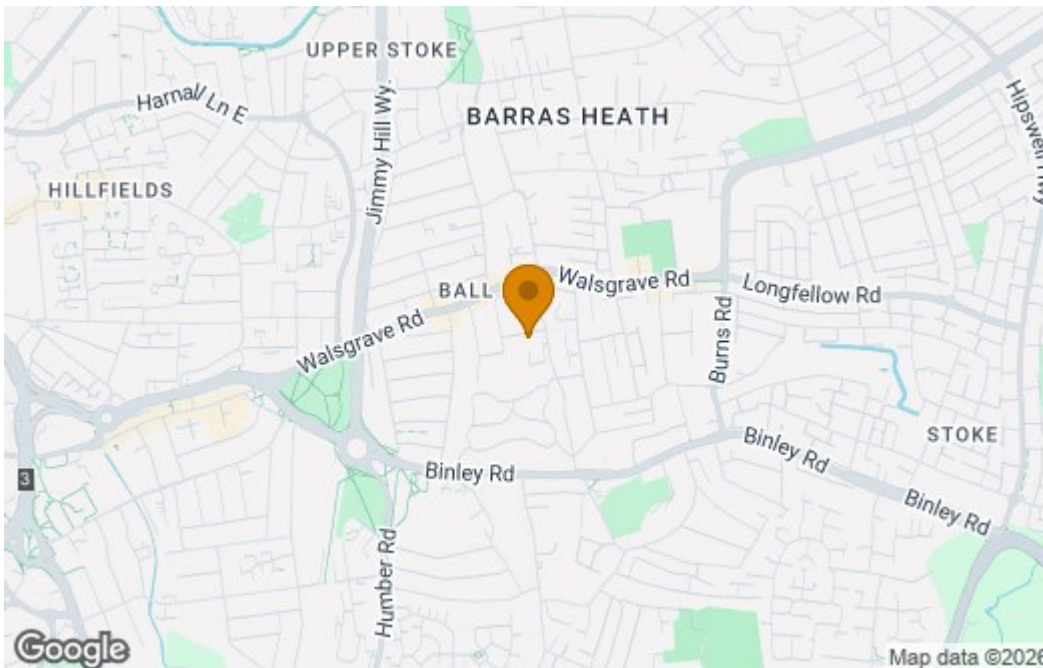
## En-Suite Shower Room



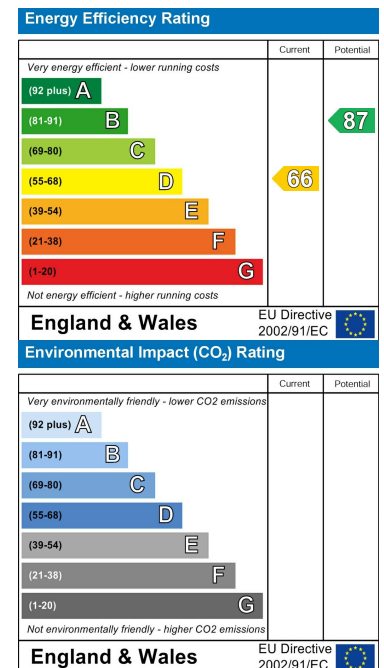
## Court Yard Garden

# Floor Plan

## 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.

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