



## 51 Charterhouse Road, Coventry, CV1 2BH

### Guide Price £220,000

FOUR DOUBLE BEDROOMS... THREE BATH / SHOWER ROOMS... BASED OVER THREE FLOORS... FANTASTIC QUALITY THROUGHOUT... FULLY LET WITH A BRAND NEW TENANCY... ACHIEVING £1450 PCM EXCLUDING ALL BILLS... CLOSE TO COVENTRY UNIVERSITY... CLOSE TO ALL AMENITIES... PERFECT FOR THE INVESTOR LOOKING TO ADD TO THEIR PORTFOLIO.

Located on Charterhouse Road, Stoke in Coventry, this impressive terraced house presents an exceptional investment opportunity. With four well-proportioned double bedrooms and three modern shower / bathrooms, this property is fully let at £1,450 per month, excluding all bills, ensuring a fantastic income stream for all prospective buyers.

Spanning over three floors, the house is in beautiful condition throughout, showcasing a high standard of finish that is sure to appeal to all tenants. Its prime location offers convenient access to Coventry University, making it an attractive option for students and professionals alike if required. Additionally, the property is situated close to a variety of local amenities and Coventry City Centre, enhancing its desirability.

This fully tenanted home is perfect for those looking to expand their property portfolio or enter the rental market. With its combination of space, quality, and location, this property is not to be missed. If you are an experienced investor, then you will know that this terraced house on Charterhouse Road is a remarkable opportunity to secure a valuable asset in a thriving area. Sound like your next property? Call us now to book your immediate viewing!

## Front Garden



Having tiered paved access to the the front door and into the:

## Entrance Hallway

Having stairs leading off to the first floor and doors leading off to:

## Bedroom Four / Reception Room Two

10'11 x 8'2 (3.33m x 2.49m)



Having a PVCu double glazed window to the front elevation.

## Reception Room One

12'1 x 11'8 (3.68m x 3.56m)



Having a PVCu double glazed window to the rear elevation, under stairs storage and door leading to the:

## Kitchen

11'11 x 6'5 (3.63m x 1.96m)



Having a PVCu double glazed window to the side elevation, a range of white modern wall, base and drawer units with roll top worksurface over, space and plumbing for a washing machine, space for a fridge freezer, integrated oven with four ring gas hob and extractor over, rear obscure glazed door to the side elevation, tiling to all splash prone areas and further door that leads into the:

## Family Bathroom

6'5 x 6'2 (1.96m x 1.88m)



Having a PVCu double obscure glazed window to the side elevation, panel bath with boiler fed shower over, low level flush WC, wash hand basin, ladder style heated towel rail, extractor and modern tiling to all four walls.

## First Floor Landing

Having doors off to:

### Bedroom Two

11'7 x 8'4 (3.53m x 2.54m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

11'8 x 7'10 (3.56m x 2.39m)



Having a PVCu double glazed window to the front elevation.

### Family Shower Room

8'5 x 3'3 (2.57m x 0.99m)



Having a walk-in shower enclosure with a Bristan Cheer shower over, low level flush WC, wash hand basin, extractor and modern tiling to all four walls.

### Second Floor Landing

Having access to:

#### Bedroom One

22'11 x 10'3 (6.99m x 3.12m)



Having Velux windows to the front and rear elevations and door leading to the:

#### Bedroom One En-Suite

7'2 x 2'5 (2.18m x 0.74m)



Having a walk-in shower enclosure with Triton T80 shower over, low level flush WC, wash hand basin, ladder style heated towel rail, extractor and modern tiling to all splash prone areas.

### Rear Garden

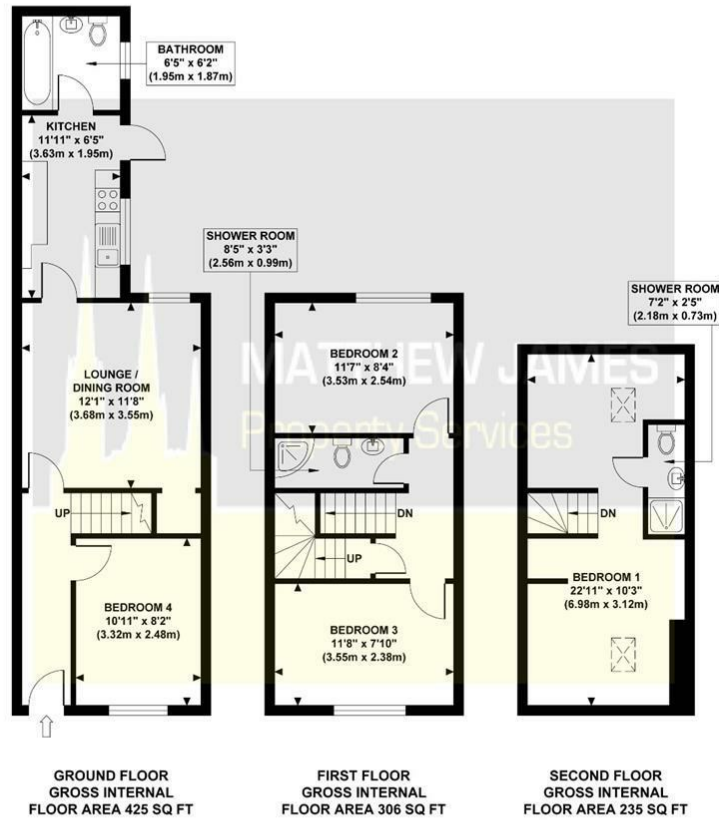


Being mainly laid to paving and having fenced perimeters with small lawned area.

# Floor Plan

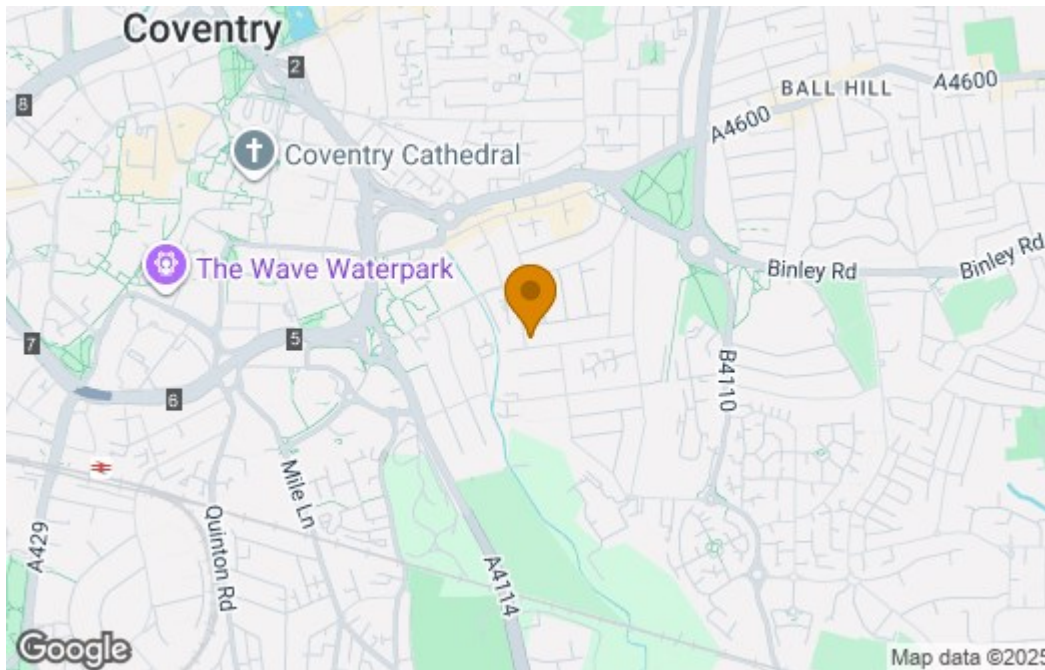
## 51 CHARTERHOUSE ROAD

Approximate Gross Internal Area 966 sq ft / 89.70 sq m

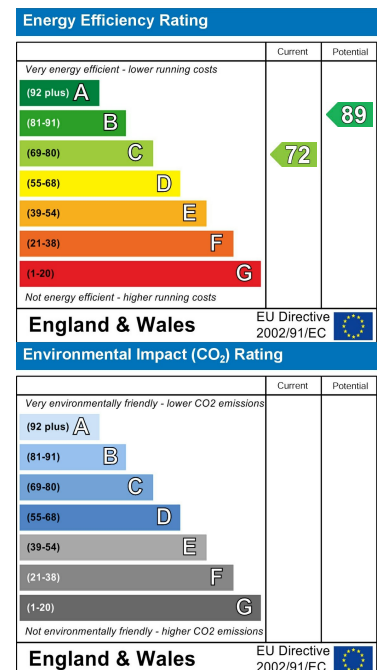


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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