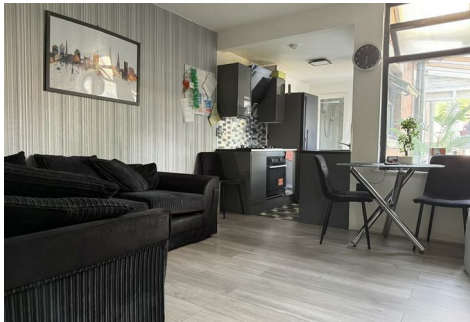


MATTHEW JAMES

Property Services



16 Alverstone Road, Coventry, CV2 4QA

Offers Over £200,000

Fantastic Investment Opportunity – Fully Refurbished 4-Bedroom HMO

Situated in the highly convenient and ever-popular Stoke area of Coventry, this superbly presented and fully modernised four-bedroom HMO offers an excellent turnkey investment opportunity. Ideally located for both working professionals and students, the property enjoys easy access to Coventry City Centre, Coventry University, major transport links and a wealth of local amenities.

The property has been extensively upgraded throughout to a high specification, offering stylish and contemporary accommodation with quality furnishings included within the sale. The accommodation comprises four well-proportioned letting rooms, three of which benefit from modern en-suite shower rooms, whilst the fourth bedroom is served by a separate ground floor bathroom. To the ground floor is a spacious communal lounge featuring a large television, comfortable seating area and dining space, creating an attractive social environment for tenants. The contemporary fitted kitchen is equipped with a range of appliances and leads through to a useful lean-to area with access to the garden. Externally, the property benefits from ample on-street parking and a substantial rear garden with patio area and two useful storage sheds. Further improvements include a complete re-wire with a valid Electrical Installation Condition Report (EICR), newly installed gas central heating system and boiler with remaining manufacturer's warranty, replacement double glazing throughout and soundproof flooring, enhancing both comfort and energy efficiency.

The property can be sold with tenants in situ and is currently generating a rental income of £2,025 per calendar month, providing an immediate return for investors. This represents a fantastic opportunity for landlords seeking a ready-made investment with strong rental demand and income from day one.

Approach

Ground Floor - Entrance Hall

Bedroom One / En-Suite
12'0 x 11'0 (3.66m x 3.35m)

Communal Lounge
12'2 x 11'0 (3.71m x 3.35m)



Kitchen
6'11 x 6'7 (2.11m x 2.01m)



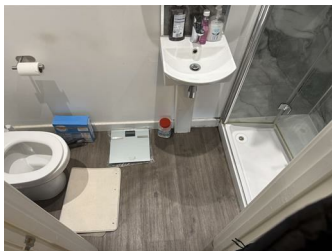
Ground Floor Shower Room

Lean To
11'0 x 4'5 (3.35m x 1.35m)

First Floor Landing

Bedroom Two / En Suite
12'0 x 11'0 (3.66m x 3.35m)

Bedroom Three/ En Suite
8'10 x 8'2 (2.69m x 2.49m)



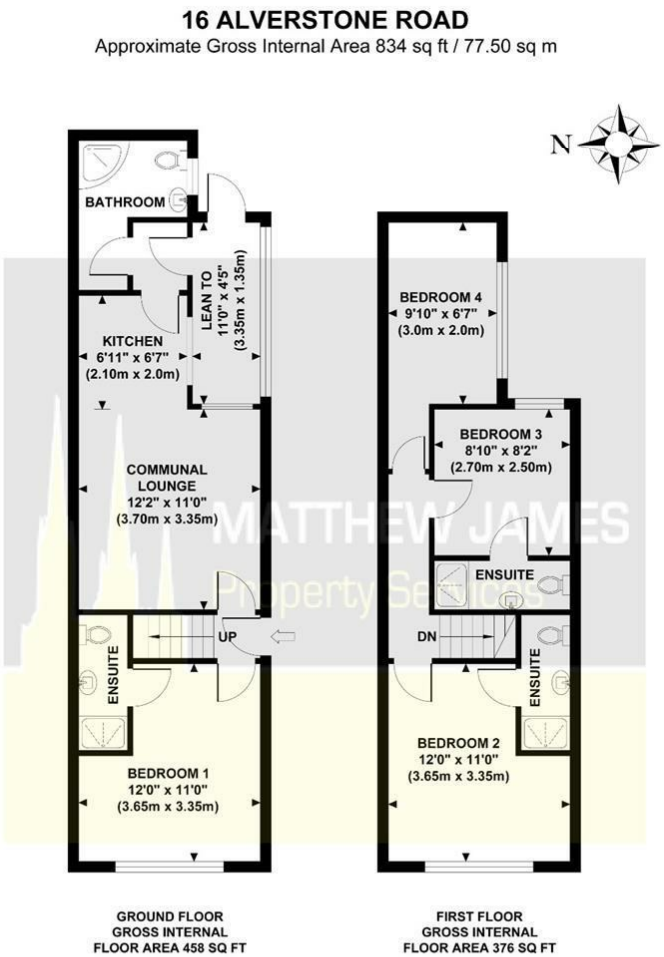
Bedroom Four
9'10 x 6'7 (3.00m x 2.01m)



Rear Garden

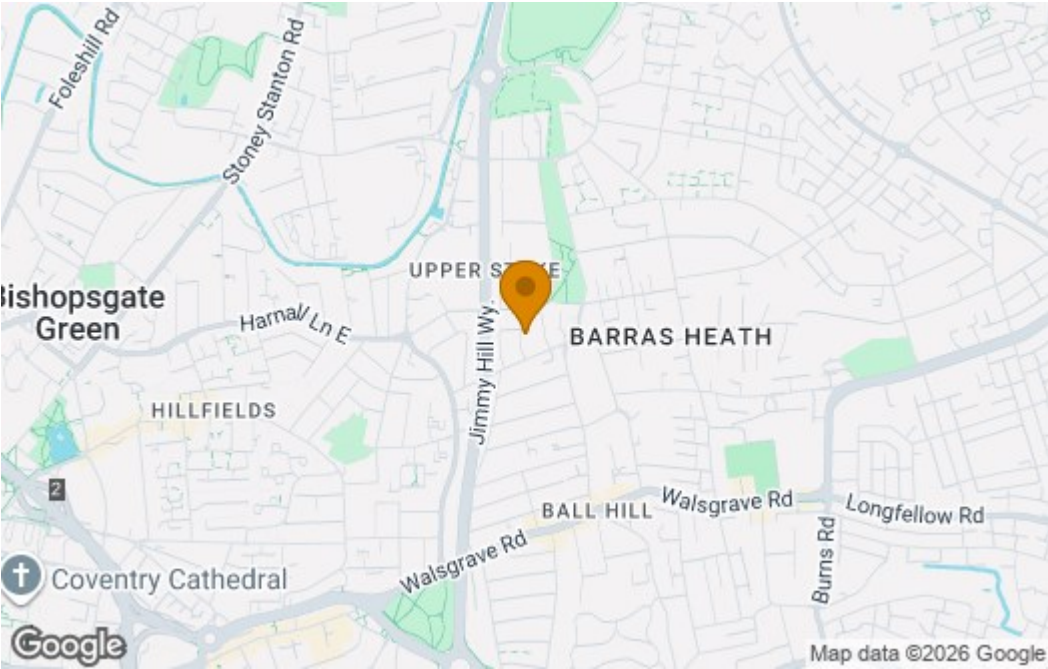


Floor Plan

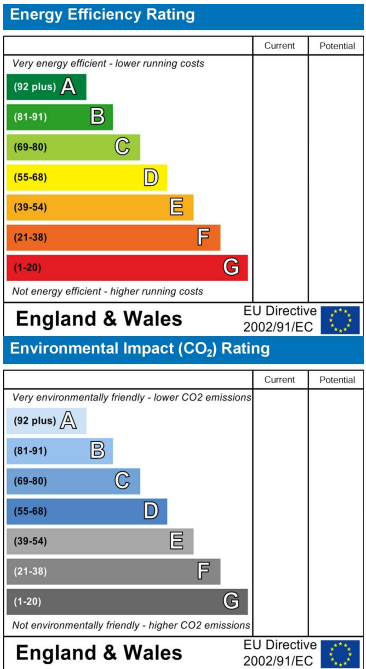


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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