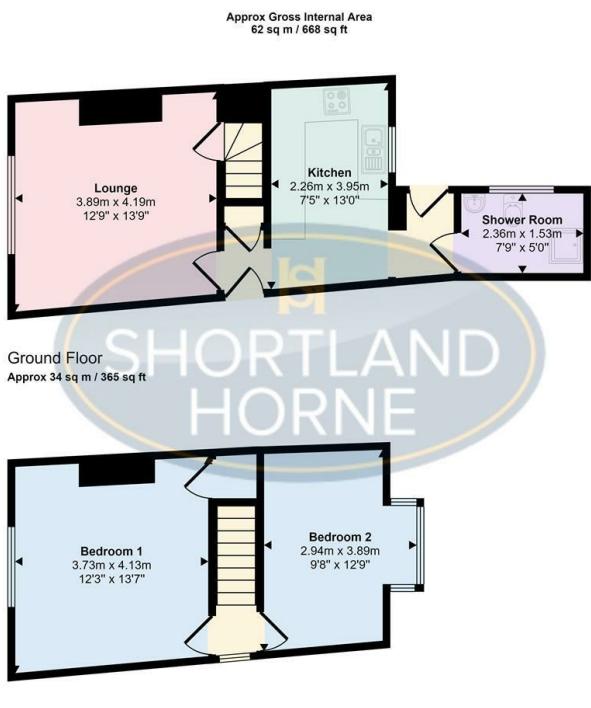
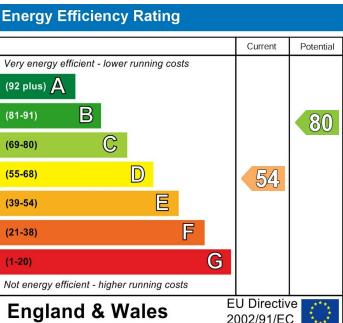


Floor Plan



EPC



DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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**Blythe Road
Hillfields CV1 5AW**



£140,000 Offers Over

Bedrooms 2
Bathrooms 1

Introducing a prime investment opportunity nestled in the heart of CV1, just moments from Coventry University. This well-positioned two-bedroom property offers an excellent prospect for investors looking to tap into the bustling student market.

Located in close proximity to Coventry University, this property presents an enticing option for students seeking convenient accommodation. The strategic location ensures high demand and consistent rental income potential.

Inside, the property boasts a lounge, kitchen, modern and recently re-fitted shower room, and two well-appointed, good-sized bedrooms, providing comfortable living spaces for students or professionals. The layout is designed to maximize functionality while offering a cosy atmosphere conducive to both study and relaxation.

The property's proximity to Coventry University adds to its appeal, offering easy access to academic facilities, libraries, and student amenities. With its central location, residents can also enjoy a vibrant array of local cafes, restaurants, and entertainment venues nearby.

In summary, this investment property in CV1 represents a lucrative opportunity for investors looking to tap into Coventry's thriving student market. Don't miss your chance to acquire this promising asset in a sought-after location.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Council Tax Band: A

EPC Rating: E

Total Area: Approx. 668 Sq. Ft

GROUND FLOOR		12'9 x 9'8
Hall		
Lounge	13'9 x 12'9	
Kitchen	13' x 7'5	
Inner Hall		
Shower Room	7'9 x 5'	
FIRST FLOOR		
Bedroom 1	13'7 x 12'3	
OUTSIDE		
Bedroom 2		
Rear Garden		