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Waveley Road
CV1 3AG

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* TERRACED HOUSE CURRENTLY CONVERTED INTO 2 ONE BEDROOM FLATS * ACHIEVING £415 PER MONTH FOR GROUND FLOOR FLAT * ACHIEVING £425 PER MONTH FOR FIRST FLOOR FLAT

Nestled on Waveley Road in Coventry, this terraced house is currently split into two tenanted 1 bedroom flats achieving £415 per month & £425 per month. This property presents a unique opportunity for both investors and homeowners alike offering this versatility and potential for rental income. The EPC rating for 61A (Ground Floor Flat) is 69/ 75 and the EPC rating for 61B (First Floor Flat) is 72/ 77 with the opportunity to convert the two flats back into one house once the flats become vacant.

Incorporating entrance hall with access via entrance doors to both flats that incorporate Lounge, Kitchen, Bedroom & Bathroom with shared gardens to both the front and rear. The property benefits from gas central heating, providing warmth and comfort throughout the colder months.

Located in a desirable area of Coventry, this apartment is well-positioned for local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy the vibrant community being within walking distance of the city centre.

Whether you are seeking a new home or an investment opportunity, this property on Waveley Road is certainly worth considering. With its current layout and tenant arrangements, it stands as a promising option in the Coventry housing market.



selling quality
property since 1995





Custom text box





Dimensions

ENTRANCE HALL FRONT & REAR
GARDENS

CURRENTLY LET
GROUND FLOOR FLAT
INCORPORATES

LOUNGE
3.65 x 3.40

KITCHEN
3.17 x 2.55

BEDROOM
3.67 x 3.38

BATHROOM

LANDING

CURRENTLY LET
FIRST FLOOR FLAT
INCORPORATES

LOUNGE
3.65 x 2.70

KITCHEN
3.43 x 2.55

BEDROOM
4.30 x 3.63

SHOWER ROOM



Floor Plan



Total area: 937.00 sq ft

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 Home.

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 Home 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

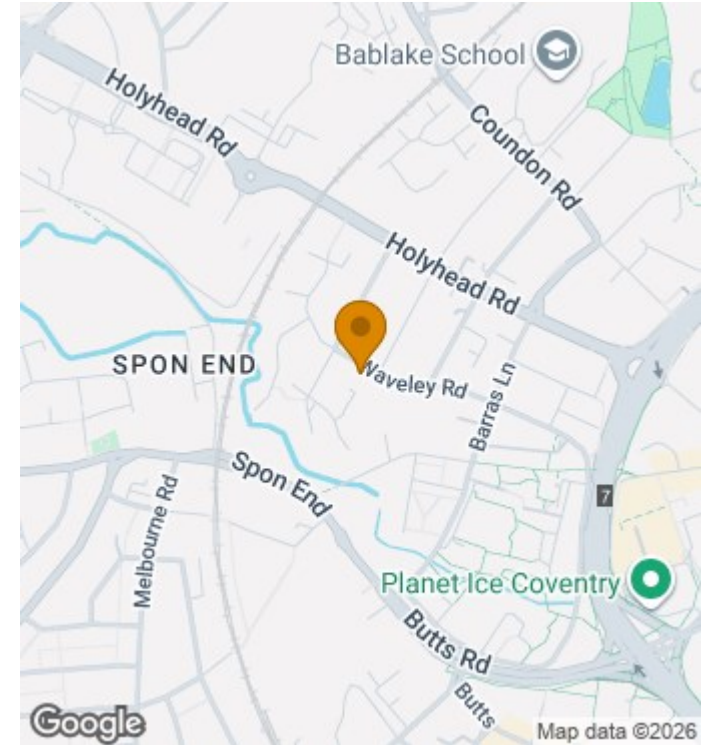
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

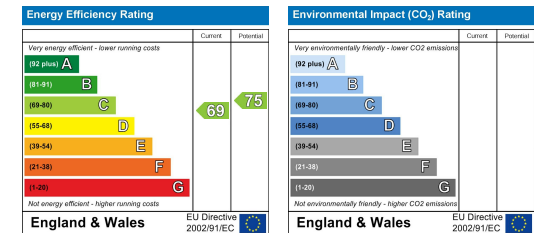
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home'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 Home 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.

Location Map



EPC



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