



PROPERTY  
SERVICES  
LIMITED



## 30 Dean Street

Ball Hill, Coventry, CV2 4FB

Offers Over £330,000

\*INVESTMENT OPPORTUNITY\*



GLB Are pleased to market another fantastic luxury 5 bedroom HMO property, please be quick to avoid disappointment.

This Stunning 5 Bedroom En-suite Property is Perfect As Coventry City Centre Is ONLY a 15 Minute walk!

The property is designed to suit all tenants needs, as well as being round the corner from Ball Hill High Street, which is great for Convenience & Fast Food Stores

\* Large open plan kitchen / lounge area ideal for socialising and entertaining with your housemates and friends, and with a cosy comfy corner sofa, coffee table and large TV it's the perfect spot for a bit of relaxation too.

\* Each bedroom comes with an en-suite shower room, double bed, built in clothes rail, study area including a desk/chair, shelving & a TV.

\* The property is furnished to a high standard throughout and includes all required appliances.

\* There is a garden to the rear of the property, perfect for when those sunny days return.

Full HMO licence until 02/02/2025

Tenants in situ paying £1950 excluding bills PCM.

Coventry City Centre- Tax Band A

1. MONEY LAUNDERING REGULATIONS - Intending Purchasers Will Be Asked To Produce Identification Documentation At Offer Stage And We Will Ask For Your Co-operation In Order That There Will Be No Delay In Agreeing The Sale

2: These Property Particulars Do Not Constitute Part Or All Of An Offer Or Contract.

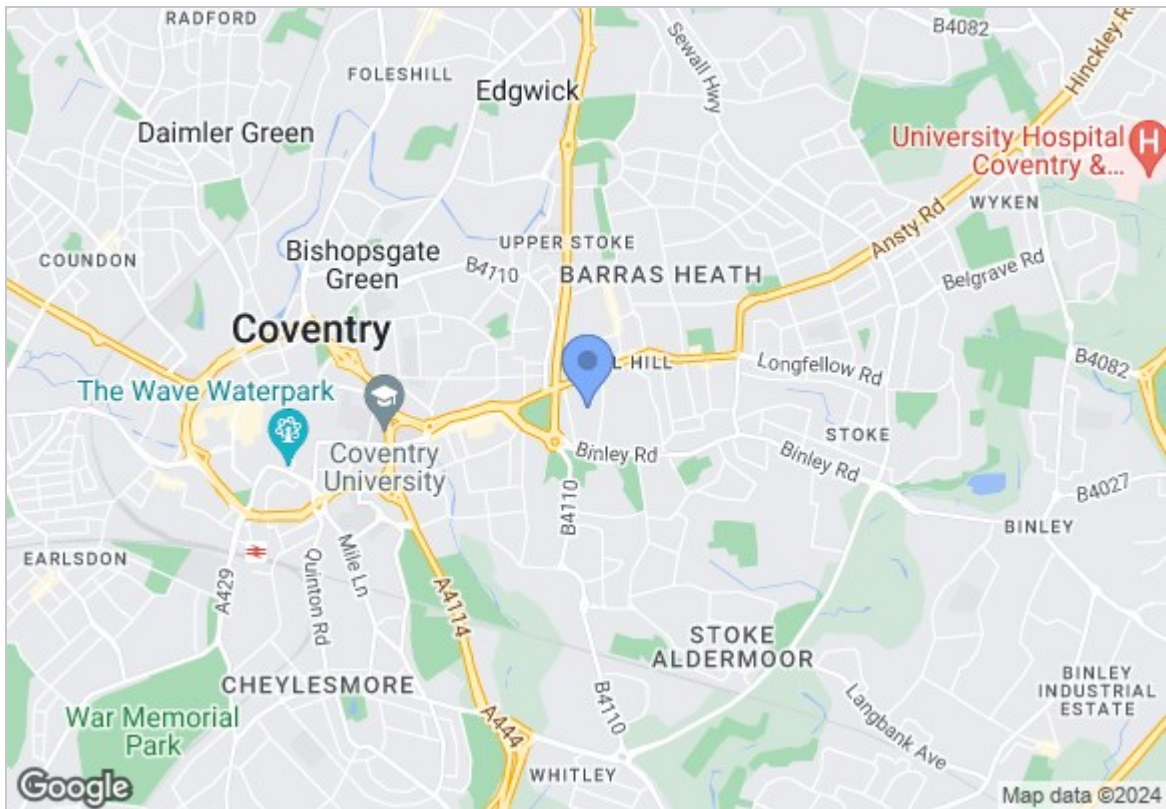
3: GLB Property Services Have Not Tested Any Fixtures, Fittings Or Services And It Is The Buyers Interests To Check The Working Condition Of Any Appliances.

4: GLB Property Services Has Not Sought To Verify The Legal Title Of The Property And The Buyers Must Obtain Verification From Their Solicitor

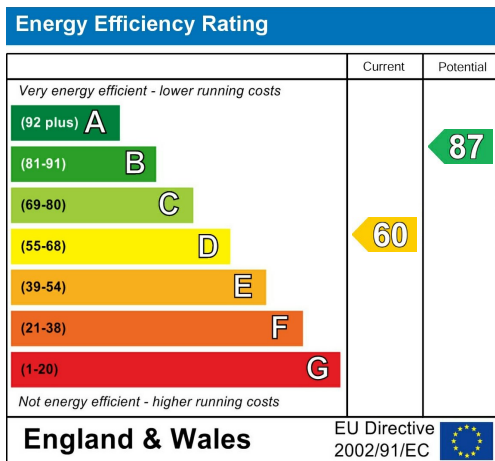
5: GLB Property Services Are Unable to Confirm Any HMO Regulations On Properties And Buyers Must Obtain Verification From Legal Parties



## 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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