



PROPERTY  
SERVICES  
LIMITED



## 44 King Richard Street , Coventry, CV2 4FX

Offers Over £255,000



**\*\*INVESTMENT OPPORTUNITY - INSTANT INCOME OF £2,000PCM)**

This 4 Bedroom HMO is Located In The Ball Hill Area Of Coventry, Great Location For The High Street, City Centre & University Making It Ideal For Tenants. The Property Is Already Rented For This Academic Year & Has Been Successfully Rented To Students For Years. The Property Is Fully HMO Compliant With A HMO Licence In Place.

The Property Briefly Comprises Of The Following,

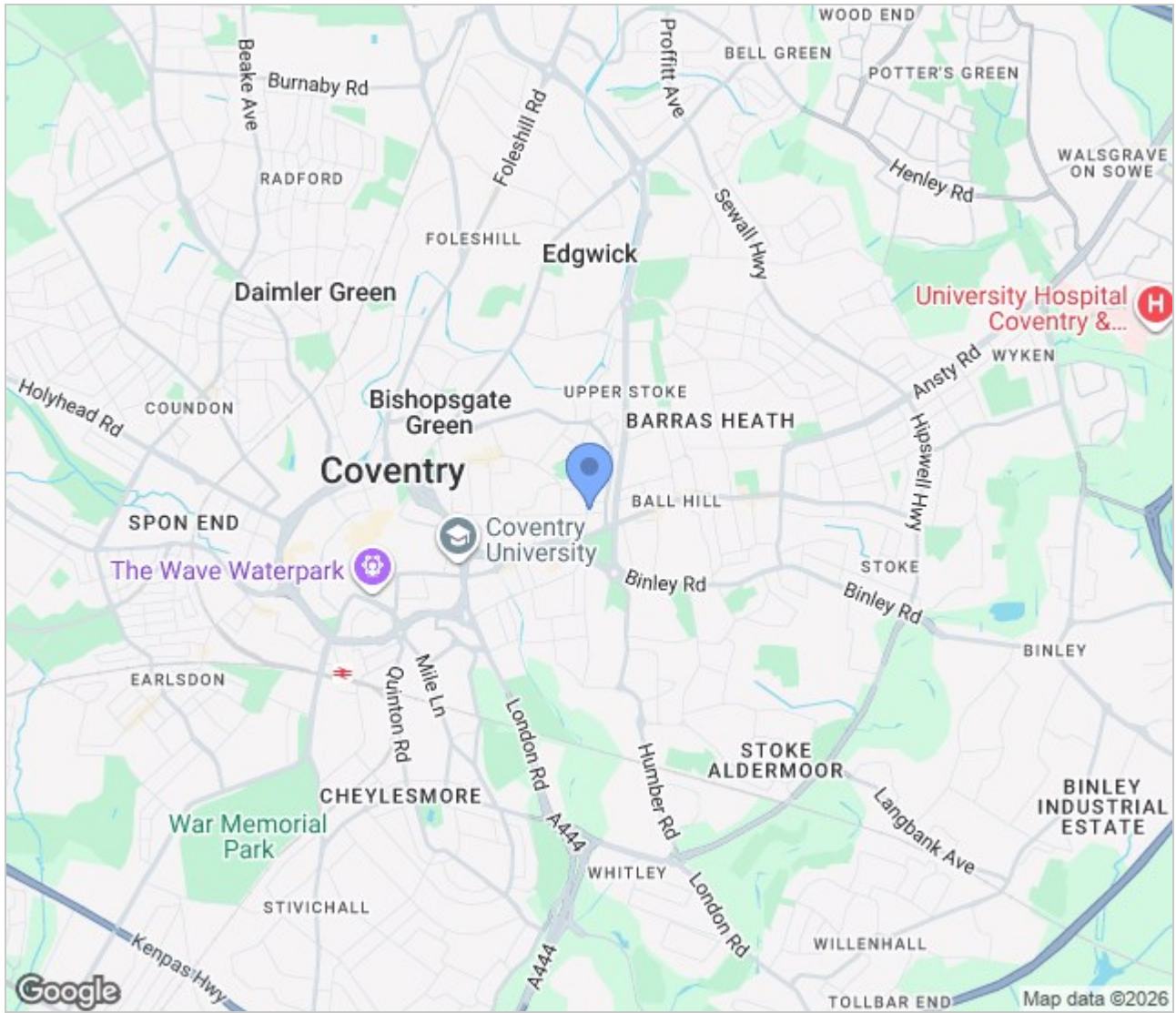
- \* Open Plan Kitchen Diner Including All Appliances
- \* Spacious Lounge
- \* 4 Double en-suite bedrooms
- \* The property is fully furnished all of which will be included in the sale
- \* Garden to the rear of the property
- \* Gas central heating & double glazed throughout
- \* Freehold property with no upper chain

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Coventry City Council Tax Band A

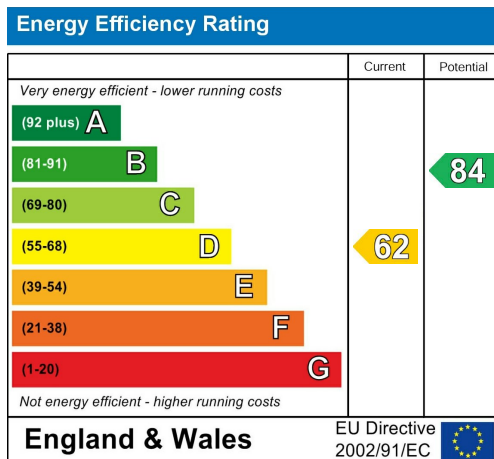




## Area Map



## 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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