



## 52 Argyll Street

Ball Hill, Coventry, CV2 4FL

Offers In The Region Of £315,000

**\*5 BEDROOM EN-SUITE NEWLY REFURBISHED HMO INVESTMENT OPPORTUNITY\*\***

This Luxury 5 Bedroom En-suite Property Has Just Been Refurbished & On The Market For A Rental At £2,200pcm exc. bills. It's The Perfect Location For The City Centre & Train Station As Well As Local Amenities Making It A Desirable Option For Both Students Or Professionals.

The property has been designed for the perfect modern co-living experience...

\* Open plan kitchen / living area with all necessary appliances including a range cooker & dishwasher, breakfast bar & plenty of storage space

\* The lounge area includes a nice big comfy corner sofa and wall mounted TV

\* The double bedrooms each contain an en-suite shower room, double bed, wardrobe, study area including a desk/chair & wall mounted TV

\* The property comes fully furnished to a high standard & all contents are included within the sale & ready to go.

\* Garden to the rear of the property

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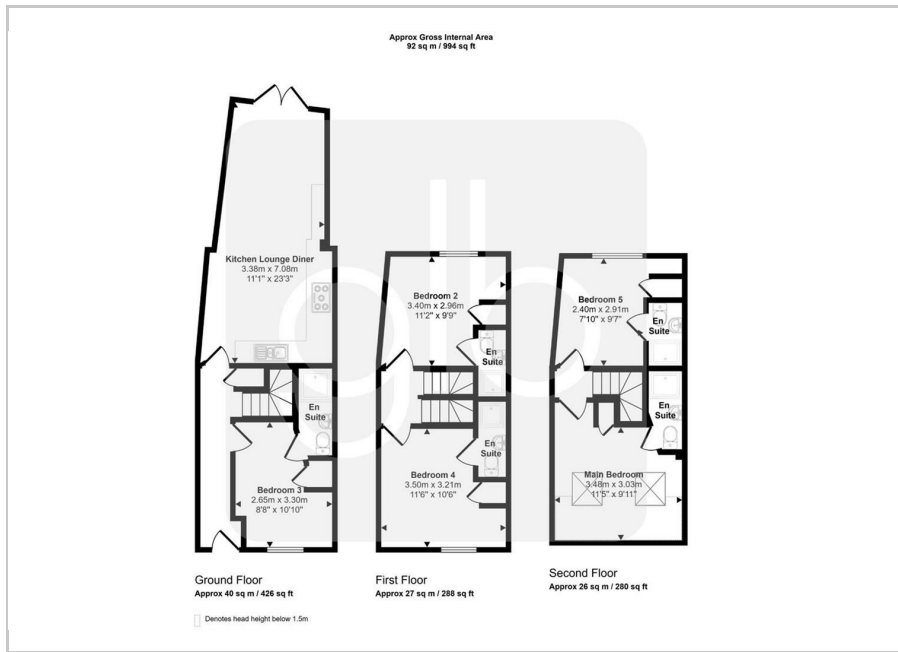
Freehold property with double glazing throughout & gas central heating.

### Viewing

Please contact our GLB Office on 02476 433416 if you wish to arrange a viewing appointment for this property or require further information.



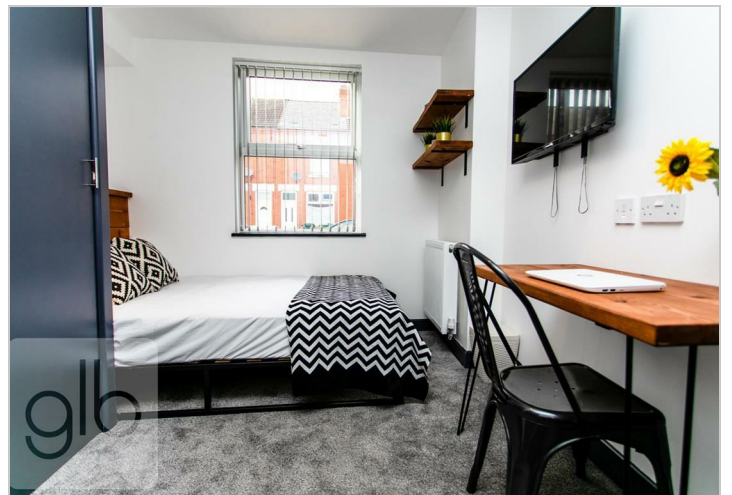
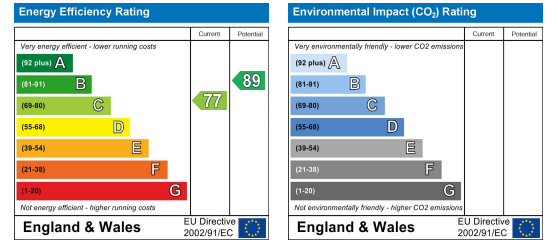
# Floor Plan



# 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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