



PROPERTY  
SERVICES  
LIMITED



# 46 Dean Street

Ball Hill, Coventry, CV2 4FB

## Offers In The Region Of £315,000

\* HMO INVESTMENT OPPORTUNITY - FULLY TENANTED WITH AN INSTANT INCOME OF £2,575PCM (including bills)\*

This Luxury 5 Bedroom En-suite HMO is available just off the high street of Ball Hill, great location for the local amenities and City Centre being within walking distance. The property has been built to provide the perfect modern co-living environment making it an ideal investment for quality tenants.

The property is HMO compliant with a licence and comprises of the following,

\* Large open plan kitchen / living area with breakfast bar, integrated hob/oven, dishwasher, and all other necessary appliances. The lounge provides the perfect socialising, relaxing space for the occupants including a corner sofa and TV all of which would be included in the sale, as well as all other furnishings.

\* Ground floor WC

\* 5 Luxury Double bedrooms which each includes a en-suite shower room, shelving and a built in wardrobe. The rooms come fully furnished to a high spec for occupants.

\* Low maintenance garden to the rear of the property

The property is double glazed throughout with gas central heating.

Asking price of £315,000 Freehold Property - No Chain

### Viewing

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



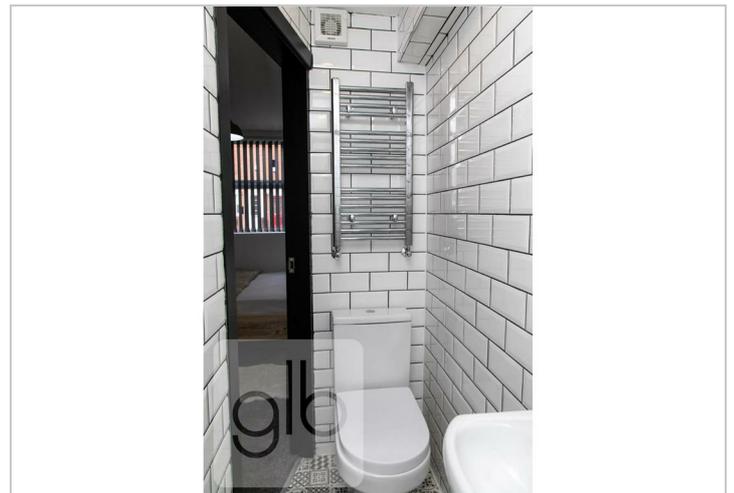
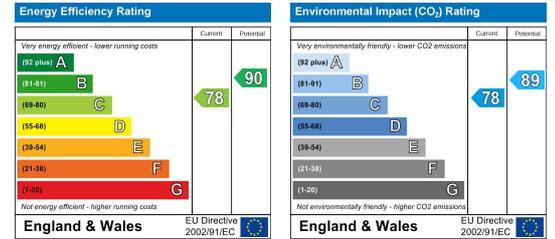
# Floor Plan



# 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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