



PROPERTY  
SERVICES  
LIMITED



## 6 Marlborough Road , Coventry, CV2 4EP

Asking Price £250,000

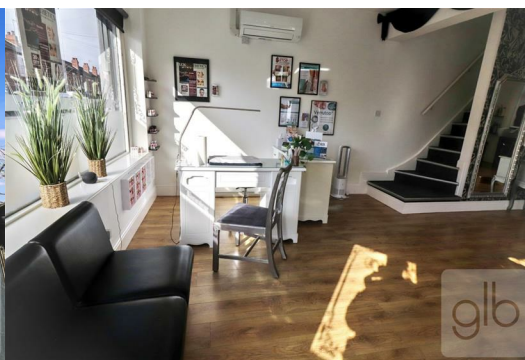


**\*\*FANTASTIC INVESTMENT OPPORTUNITY IN THE BALL HILL AREA OF COVENTRY\*\***

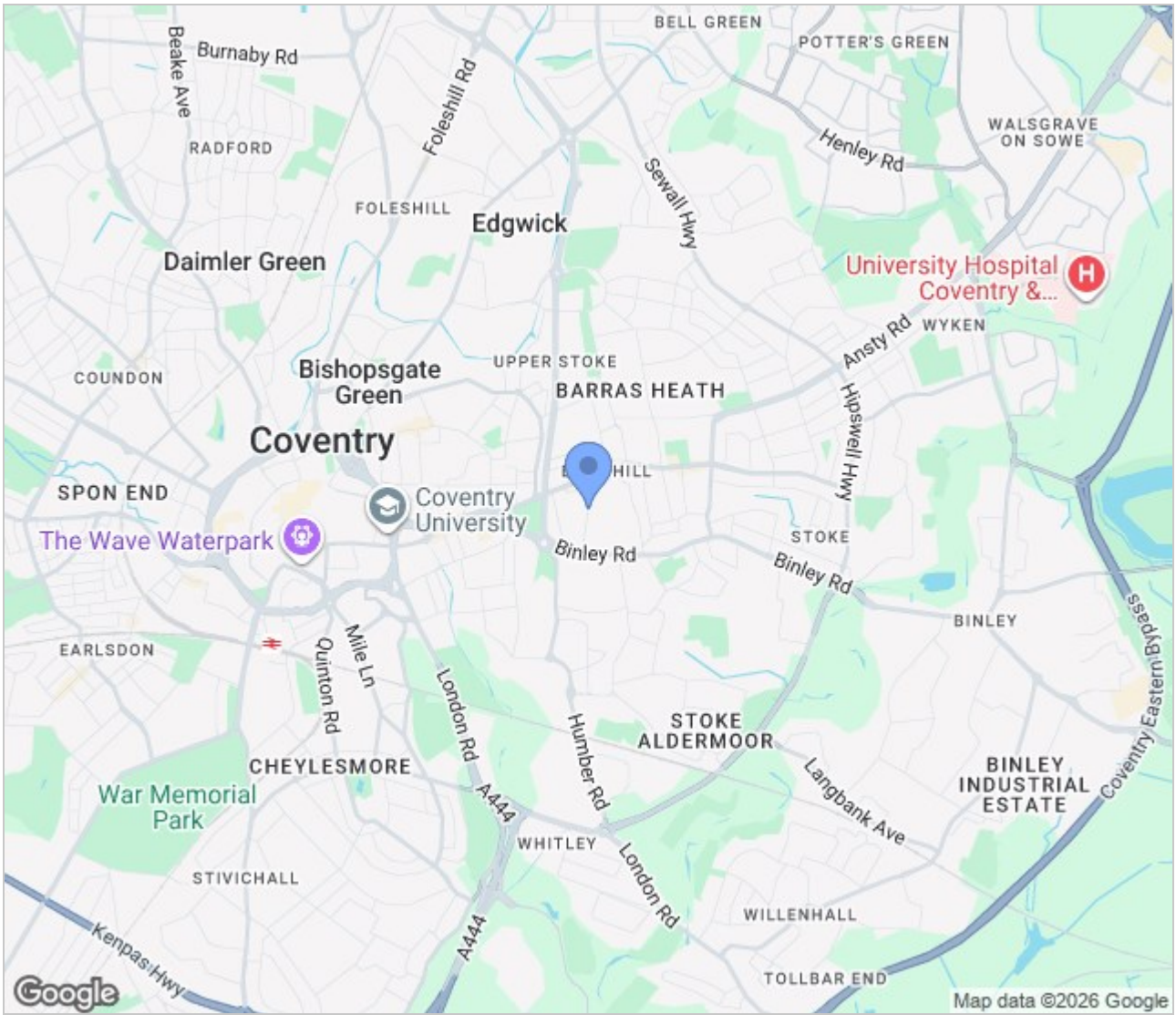
Exclusive to GLB Property Services, this converted bright and open freehold commercial property, is available to a wide range of investors or a project home. With the ability to transform the property into a HMO, investment opportunity or return to a residential house this incredible property has heaps of potential.

The property is currently being used as a fully functional hair and beauty salon and comprises of the following,

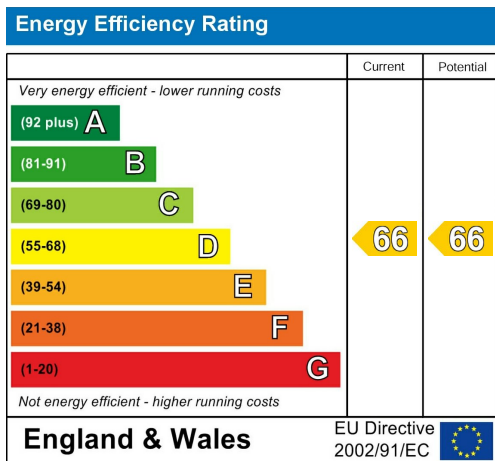
- \* Large open plan hair salon with reception area, stock room and ground floor WC
- \* Two treatment rooms to the first floor
- \* Staff room including a kitchenette
- \* Store room
- \* Courtyard to the rear of the premises



## 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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