



**Standard Avenue, Coventry  
CV4 9BT**

**O.I.R.O £189,995**

**Freehold - Coventry Band: B - EPC: D**

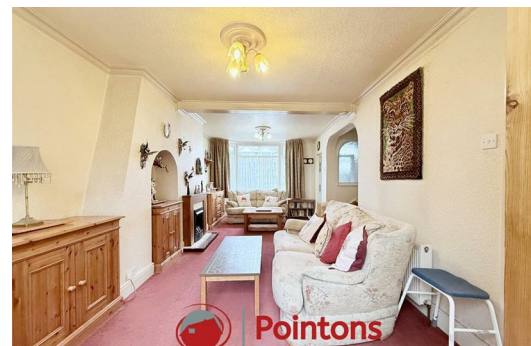
Situated in the popular residential area of Tile Hill, this spacious three-bedroom end-of-terrace home offers excellent potential for modernisation and value enhancement. With a rear extension already in place, the property provides generous living space and a fantastic opportunity for buyers or investors.

The ground floor comprises a substantial through lounge/dining room with feature fireplace and large front window allowing plenty of natural light. To the rear, the property benefits from an extended kitchen and additional reception/breakfast area, increasing the overall footprint and offering scope for reconfiguration into an open-plan kitchen/diner (subject to works).

Upstairs, there are three well-proportioned bedrooms, including two generous doubles, and a family bathroom. The property is in need of cosmetic updating and remodelling but offers solid proportions and an excellent layout to work with.

Externally, the home benefits from a mature rear garden with patio and rear access to a garage, established planting, offering privacy and outdoor space ideal for families.

Located close to local amenities, schools, and transport links, this property presents a strong opportunity for renovation and long-term growth in a consistently popular rental and resale area.



**Porch**  
4'2" x 5'2" (1.27m x 1.57m)

**Living Room**  
23'5" x 10'8" (7.15m x 3.26m)

**Kitchen**  
8'10" x 5'2" (2.68m x 1.57m)

**Conservatory**  
8'10" x 7'10" (2.68m x 2.40m)

**Bedroom 1**  
13'3" x 9'1" (4.03m x 2.76m)

**Bedroom 2**  
10'2" x 10'5" (3.09m x 3.17m)

**Bedroom 3**  
8'0" x 6'9" (2.45m x 2.07m)

**Bathroom**  
5'7" x 5'5" (1.72m x 1.66m)

**Investor Yield Information**  
Asking Price: £190,000  
Estimated Rental Income (Post-Modern Refurb): £1,100 – £1,200 PCM

Annual Rental Income:  
£13,200 (at £1,100 PCM)  
£14,400 (at £1,200 PCM)

Gross Rental Yield:  
6.95% at £1,100 PCM  
7.58% at £1,200 PCM

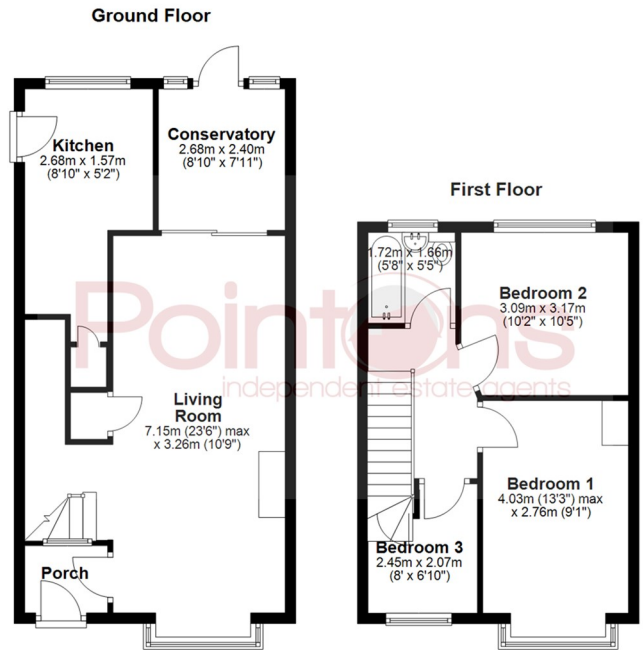
(Annual Rent ÷ £190,000 × 100)

At this price point, the property represents a strong investment opportunity with scope to achieve a competitive yield following modern refurbishment.

**Good to Know**  
House - End of Terrace  
Tenure: Freehold  
Floor area: 979.52 sqft  
Energy efficiency rating: tbc  
Council tax band: b

Year built: 1930-50's  
Vendor Position, NO CHAIN - VACANT POSSESSION  
Loft: Insulated  
Heating: Gas central heated

**Disclaimer**  
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 66                      | 77        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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