Standard Avenue, Coventry
CV4 9BT
O.I.R.O £189,995

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

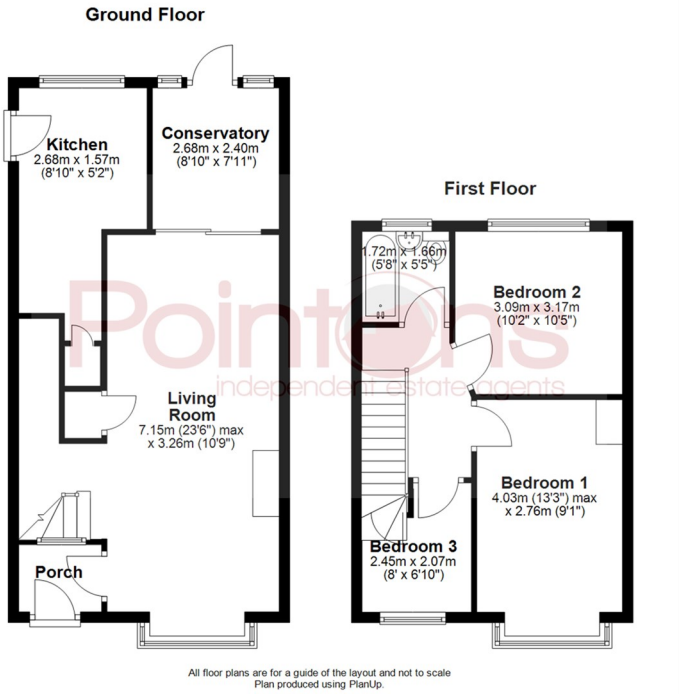
(Annual Rent ÷ £190,000 × 100)

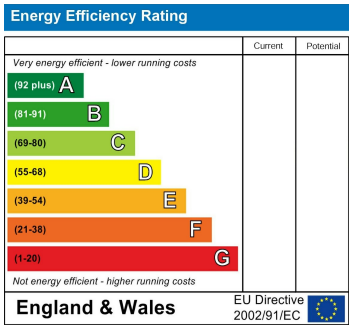
At this price point, the property represents a strong investment opportunity with scope to achieve a competitive yield following modern refurbishment.

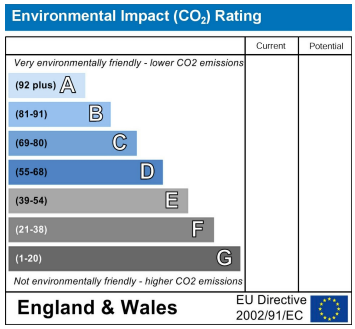
Good to Know
House - End of Terrace
Tenure: Freehold
Floor area: 979.52 sqft
Energy efficiency rating: tbc

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.







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