Monks Road, Coventry, CV1 2BZ

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

Property Description

This larger than average five bedroom property is offered for sale with no upwards chain and with vacant possession.

The property has a potential HMO income of approx. £30,000 pa (£2500 pcm) as it sits. But is also designed in a way that could accommodate a large family without having to alter the interior.

Ideally Situated just a 9 minute walk away from Coventry University and close to the city centre, this home offers convenience and accessibility to all the amenities Coventry has to offer. Whether it's shopping, dining, or entertainment, everything is just a stone's throw away.

In brief the accommodation comprises: entrance hall with doors to the first bedroom, lounge, and modern kitchen, with a WC to the rear and a firesafe door exiting into the block paved rear garden.

Upstairs there are two double bedrooms, and two large family bathrooms. To the top floor there are a further two bedrooms.

Externally the property boasts a wide low maintenance rear garden.

Ground Floor
Approx. 60.2 sq. metres (648.3 sq. feet)

Kitchen
5.34m x 2.72m
(17'6" x 8'11")

Bedroom 2
5.06m x 4.07m
(16'7" x 13'4")

Bedroom 1
4.06m x 3.40m
(13'4" x 11'2")

First Floor
Approx. 45.2 sq. metres (486.4 sq. feet)

Bedroom 4
3.40m x 4.32m
(11'2" x 14'2")

Bathroom
3.40m x 1.81m
(11'2" x 5'11")

Landing

Shower Room

Bedroom 3
3.47m x 3.28m
(11'5" x 10'9")

Second Floor
Approx. 28.4 sq. metres (305.5 sq. feet)

Bedroom 6

Bedroom 5
4.79m x 2.37m
(15'9" x 7'9")

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Total area: approx. 133.8 sq. metres (1440.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance pupases only.
Plan produced using PlanUp.

Key Features

- No Chain
- Five Lettable Rooms
- Three Storey
- Larger Than Average End Terrace
- Potential Income of £30,000 Per Annum As it Stands.
- Modern Kitchen and Bathrooms
- Sizable Low Maintenance Rear Garden
- Two Bathrooms + Downstairs WC
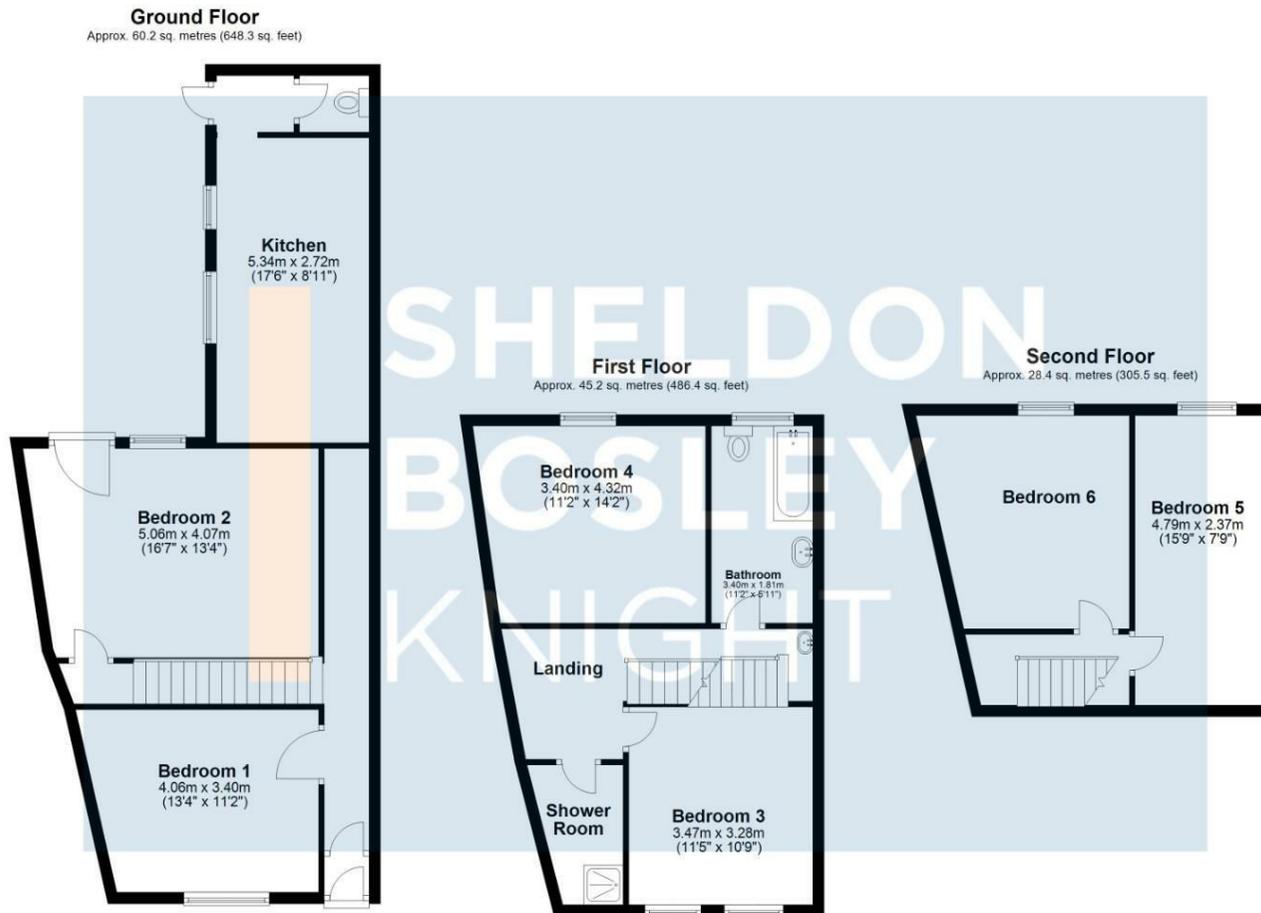- Previously Let with HMO Licensing
- Coventry University - 9 Minute Walk

£250,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority - Coventry City Council