



Carmelite Road, Coventry, CV1 2BX

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

# Property Description

A fantastic opportunity to acquire this tenanted investment property with four lettable rooms situated in the popular Stoke area of Coventry. The property currently has a valid HMO Licence (non-transferrable) and is currently bringing in a circa 14.2% yield. The property is also offered for sale with no onwards chain.

The ground floor accommodation on offer comprises entrance hallway with stairs rising to the first floor, an open plan lounge/diner, fitted kitchen, bedroom and separate shower room. To the first floor are two bedrooms both containing private en-suites and a further bedroom and en-suite located on the top floor.

Further benefits include gas central heating, double glazing and a rear garden.

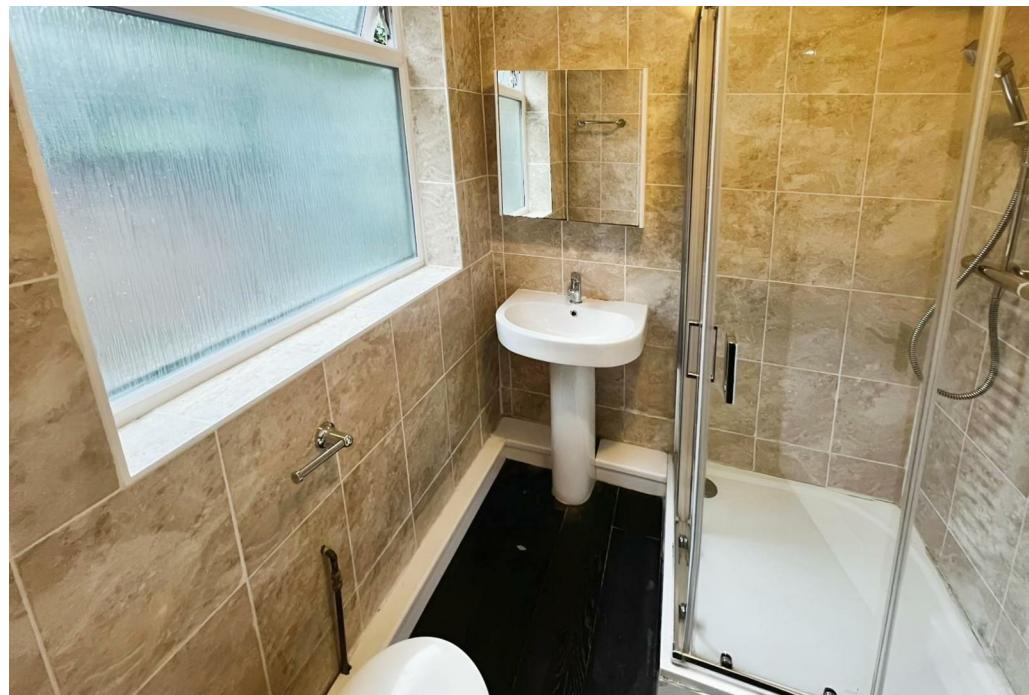
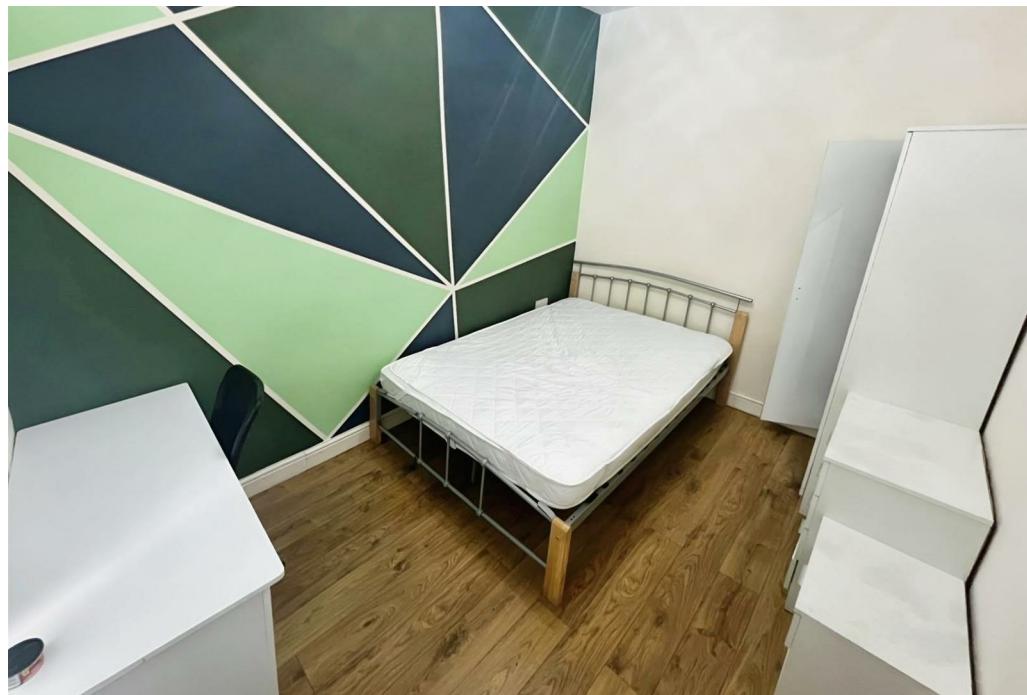


## Key Features

- Circa 14.2% Return
- Great Investment Opportunity
- Four Lettable Rooms
- Three En-Suites
- One Shower Room
- Fitted Kitchen
- No Onward Chain
- EPC - D



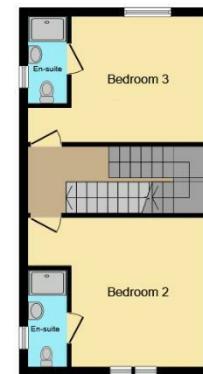
**£250,000**





### Ground Floor

Floor area 56.8 sq.m.  
(612 sq.ft.)



### First Floor

Floor area 40.0 sq.m.  
(431 sq.ft.)



### Second Floor

Floor area 22.5 sq.m.  
(242 sq.ft.)

**TOTAL: 119.3 sq.m. (1,284 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



**EPC Rating - D**

**Tenure - Freehold**

**Council Tax Band - A**

**Local Authority**

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

To view this property please contact our Loveitts Coventry (Sales) office  
on 02476 258421