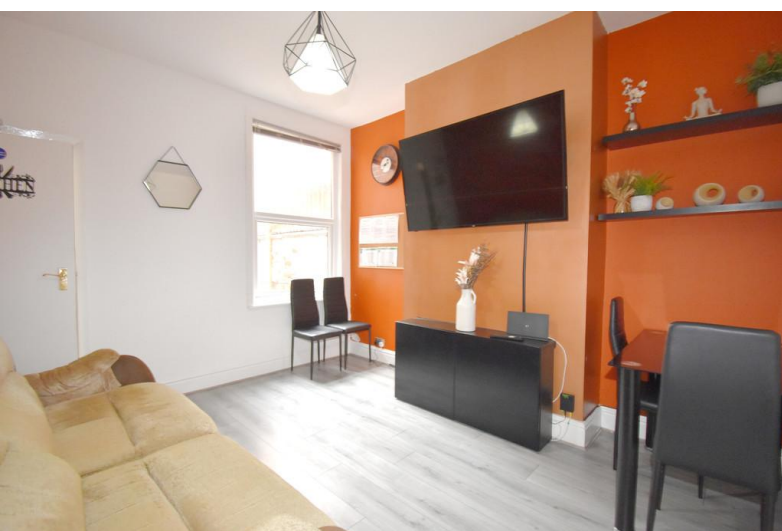


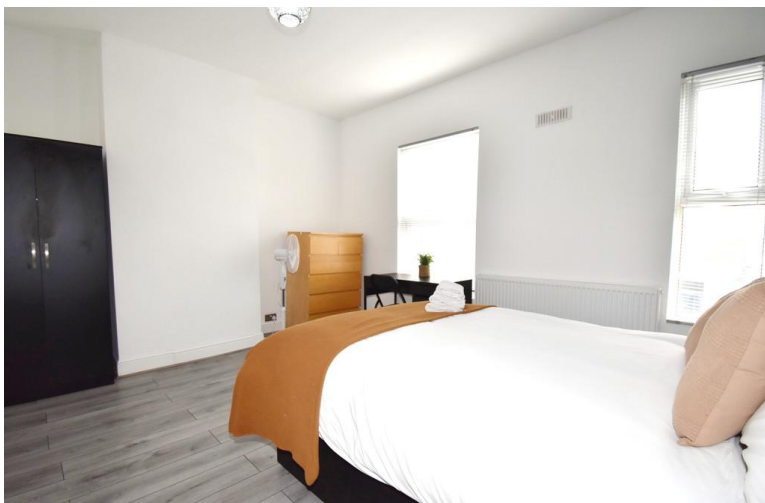


**Kensington Road
Coventry
CV5 6GG**

- HMO License Expires 2029
- Bay Windows
- Sought After Area
- Move In Ready

Offers Over £260,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are proud to introduce this FOUR-bedroom HMO. Currently vacant, this mid-terrace home would make the PERFECT investment opportunity or first-time purchase.

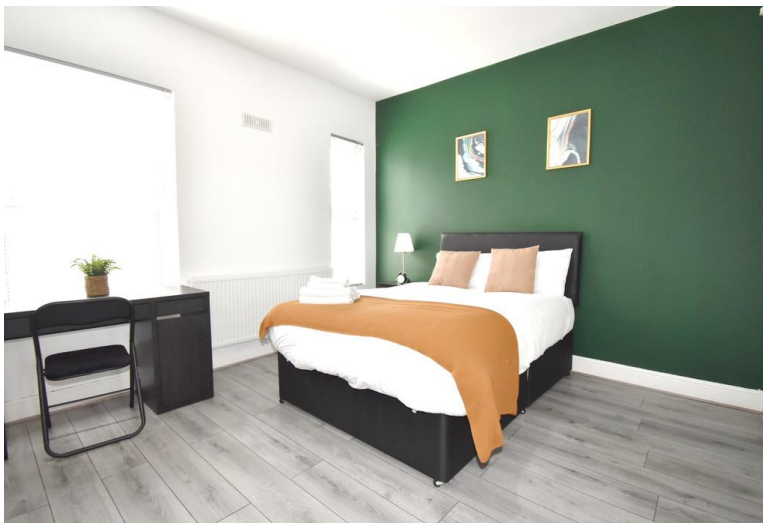
On the ground floor of this HMO, you will see the first of FOUR bedrooms - with bay windows, the lounge, kitchen and shower room.

Go upstairs and you will see the three remaining light and bright DOUBLE bedrooms and the bathroom.

In the much-desired area of Earlsdon, Coventry, this home is currently being hosted as an air bnb – this could be your forever home or next investment opportunity.

Within close proximity to Coventry city centre and Coventry train station – this home is in a great location!

What are you waiting for? Call Cloud9 Estates TODAY to



book your viewing!

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

LOUNGE

3.35m x 3.79m max

KITCHEN

2.67m x 3.77m max

GROUND FLOOR SHOWER ROOM

1.65m x 1.97m max

BEDROOM ONE

4.36m x 3.28m max

BEDROOM TWO

3.50m x 4.27m max

BEDROOM THREE

2.62m x 3.80m max

BEDROOM FOUR

2.67m x 3.80m max

BATHROOM



1.79m x 1.94m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements