

Connells

Marlborough Road
Coventry

Marlborough Road
Coventry CV2 4EN

for sale
£230,000







Property Description

Welcome to this impressive five-bedroom property, ideally situated in a sought-after location within easy reach of Coventry University and the city centre. Each of the five generously sized bedrooms benefits from its own private en-suite bathroom, providing excellent comfort, convenience, and privacy for residents.

The property features a spacious communal living area, perfect for relaxing and socialising, along with a well-equipped kitchen designed to cater to modern living.

Outside, the rear garden offers an attractive outdoor space, ideal for entertaining, unwinding, or enjoying the warmer months.

Conveniently positioned close to local shops, amenities, and major bus routes, the property provides excellent connectivity across the city. Its proximity to Coventry University and the city centre makes it an outstanding investment opportunity, particularly for those seeking a high-yield HMO property.

Early viewing is highly recommended. Contact us today to arrange an appointment and discover everything this fantastic property has to offer. The property is offered for sale with the current tenants already in place. Finance Available Subject to Status.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include, oven with gas hob, automatic washing machine, dishwasher, tumble dryer and fridge freezer, window and door to the rear leading to garden.

Bedroom (Ground Floor)

Window to the rear and door through to:

Shower Room (ground Floor)

Fitted with low level WC, wash hand basin and shower cubicle.

First Floor Landing

Staircase rising from the hallway.

Bedroom Two

Window to the rear overlooking garden, door through to:

Ensuite

Fitted with low level WC, wash hand basin and shower cubicle.

Bedroom Three

Two windows to the front, door through to:

Ensuite

Fitted with low level WC, wash hand basin and shower cubicle.

Second Floor Landing

Staircase rising from the first floor.

Bedroom Four

Velux window to the rear, door through to:

Ensuite

Low level WC, wash hand basin and shower cubicle.

Bedroom Five

Velux window to the front, door through to:

Ensuite

Low level WC, wash hand basin and shower cubicle.

Outside

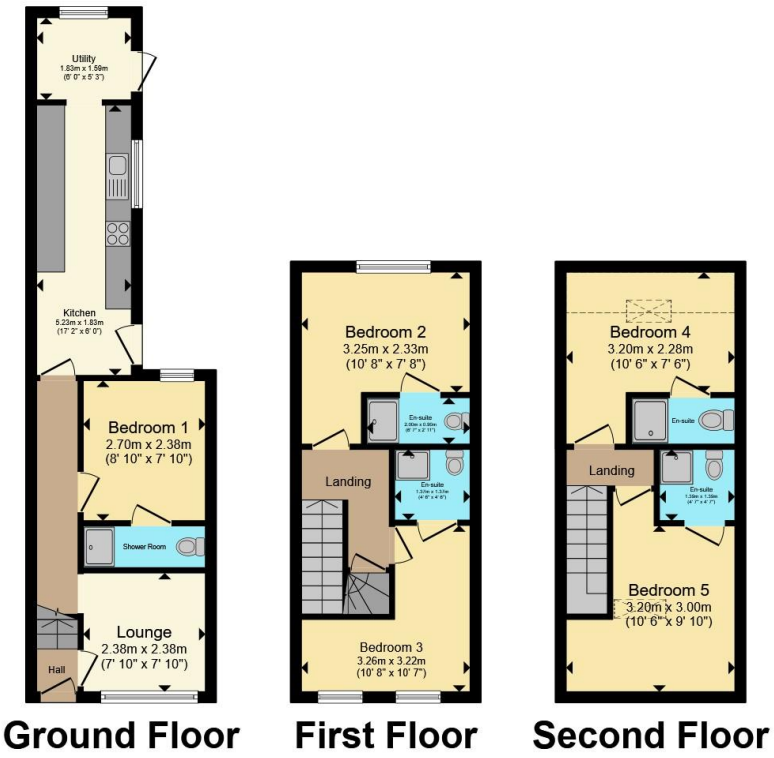
Low maintenance front and rear gardens.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 85.4 m² (919 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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38 New Union Street
COVENTRY CV1 2HN

EPC Rating: C

Council Tax Band: A

view this property online connells.co.uk/Property/COV324301

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.