

Cloud9 Estates

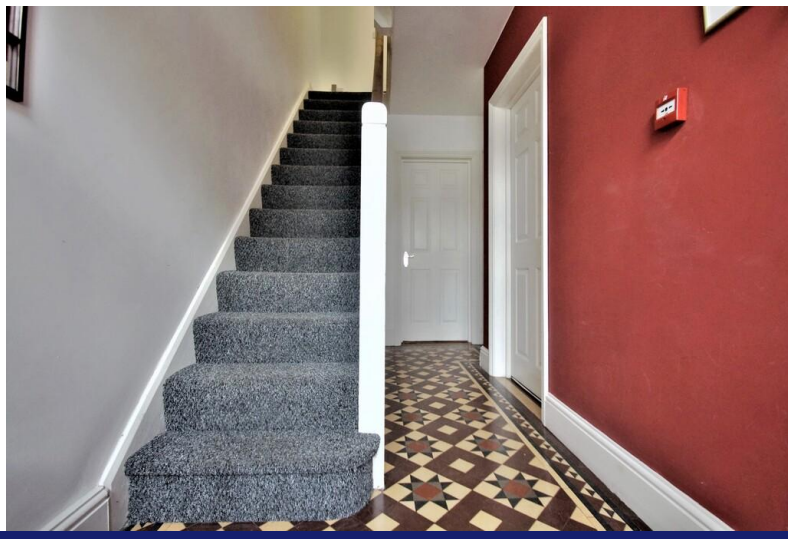
Burns Road
Coventry
CV2 4AD

- Five Bedroom HMO
- Ideal Investment Opportunity
- Off Road Parking / Driveway
- Three Bathrooms

Offers Over £300,000

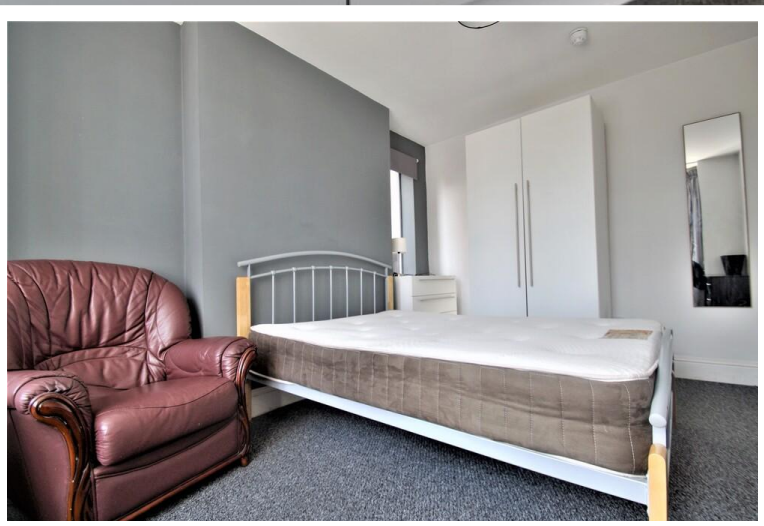
EPC Rating ‘C’





Burns Road, Coventry, CV2 4AD







Property Description

ABOUT THE PROPERTY
Cloud9 Estates are delighted to introduce this five-bedroom HMO property situated in the popular CV2 area of Coventry. Offered for sale with tenants in situ, this property presents an attractive investment opportunity for landlords looking to expand their property portfolio or secure an established rental investment, constantly let, income of £2475 pcm

The property offers spacious and versatile accommodation, comprising four individual letting rooms and one self-contained studio flat, providing a flexible layout suited to a variety of tenant requirements.

With three bathrooms, the property provides practical facilities for residents, while the additional studio accommodation offers greater flexibility and appeal within the rental market.

Externally, the property benefits from a private driveway, providing convenient off-road parking, along with a rear









garden, offering valuable outdoor space for residents to enjoy.

Situated within the established CV2 postcode area of Coventry, the property is conveniently located for access to local amenities, shops, public transport links and Coventry city centre, making it an appealing location for tenants.

Want to book a viewing? Then call the award winning Cloud9 Estates TODAY!

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.

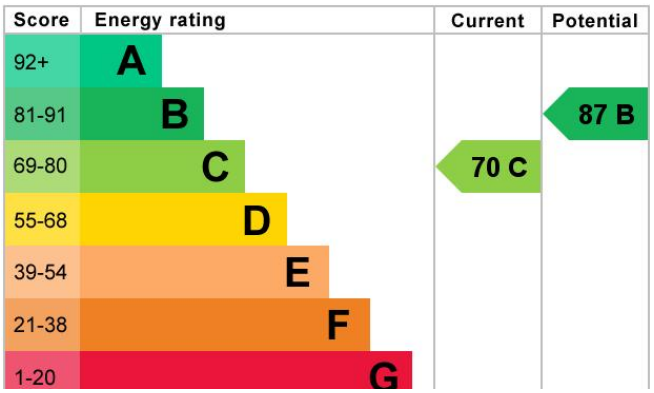
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

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.







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CV2 4ED

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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 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