

BELVOIR!

WENDIBURGH STREET, COVENTRY, CV4 8EX

£429,995 FREEHOLD





CALLING ALL INVESTORS - Offered to the market is this large seven bedroom property which is perfect for student accommodation the property does also have a HMO licence.

With two double bedrooms to the ground floor along with a three-piece shower room. To the ground floor you will also find a good size living room with access onto the rear garden this is a perfect place for housemates to come to together and socialize.

This property does also benefit from a fully fitted shaker style kitchen with base and wall units with some integral appliances with ample amount of space for a dining room table also.

To the first floor there are five further bedrooms consisting of double and large single rooms all of which are serviced by a further two shower rooms.

Fantastic opportunity not to be missed to purchase this property, located close to Warwick University.

EPC Rating C



LIVING ROOM 9' 11" x 16' 10" (3.02m x 5.13m) Wood laminate to floor, radiator, light fitting, doors onto the garden.

KITCHEN/DINER 8' 8" x 19' 1" (2.64m x 5.82m) Wood laminate to floor, fully fitted cream shaker style kitchen with base and wall units, sink with drainer, some integral appliances, light fitting, French doors onto rear garden, double glazed window to rear.

BEDROOM 1 13' 10" x 10' 11" (4.22m x 3.33m) Carpet to floor, radiator, light fitting, double glazed window to front.

BEDROOM 2 10' 1" x 10' 6" (3.07m x 3.2m) Carpet to floor, radiator, built in storage, light fitting, double glazed window to front.

SHOWER ROOM 1 Vinyl to floor, tiles to wall, corner shower cubicle, extractor fan, light fitting, low level WC, hand wash basin.

BEDROOM,3 13' 11" x 10' 11" (4.24m x 3.33m) Carpet to floor, light fitting, built in storage, radiator, double glazed window to front.

BEDROOM 4 8' 8" x 10' 2" (2.64m x 3.1m) Carpet to floor, light fitting, radiator, double glazed window to rear.

BEDROOM 5 10' 0" x 7' 3" (3.05m x 2.21m) Carpet to floor, light fitting, radiator, double glazed window to front, built in storage.

BEDROOM 6 9' 0" x 8' 2" (2.74m x 2.49m) Carpet to floor, light fitting, radiator, double glazed window to rear.

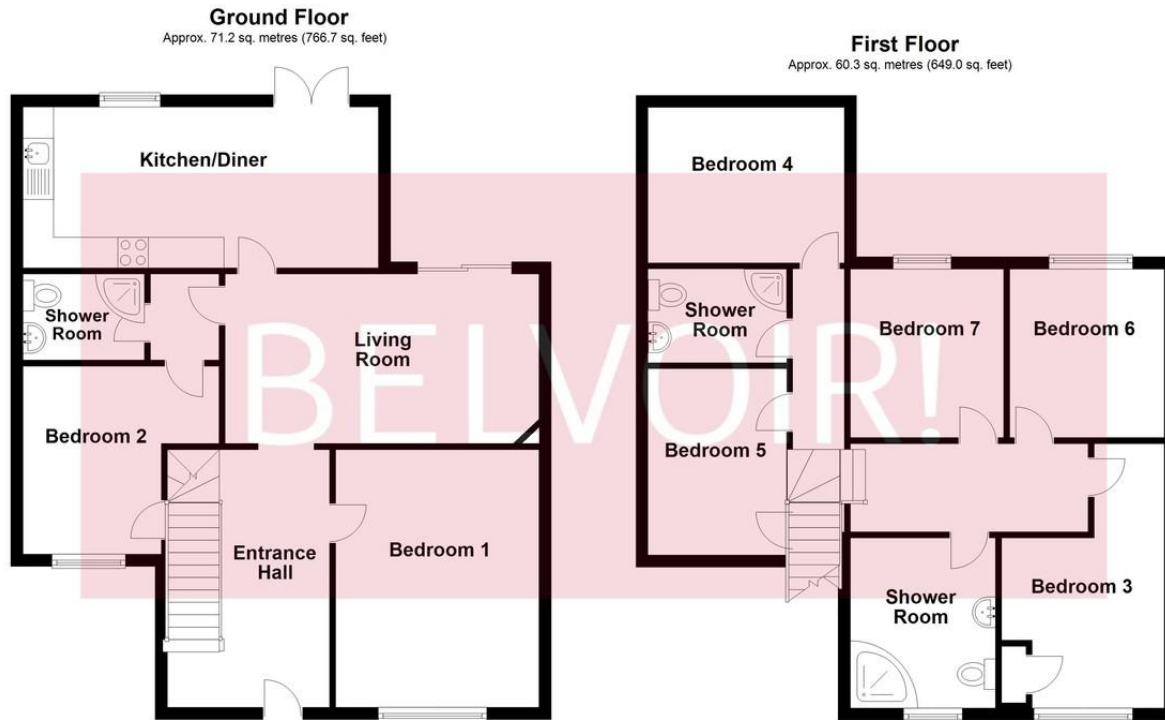


BEDROOM 7 9' 0" x 8' 6" (2.74m x 2.59m) Carpet to floor, light fitting, radiator, double glazed window to rear.

SHOWER ROOM 2 Vinyl to floor, tiles to wall, double glazed window to side, corner shower cubicle, hand wash basin, low level WC.

SHOWER ROOM 3 Vinyl to floor, tiles to wall, double glazed window to front, corner shower cubicle, hand wash basin, low level WC.





Total area: approx. 131.5 sq. metres (1415.6 sq. feet)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC