



07753 128037

BELL GREEN, COVENTRY, WEST MIDLANDS

B.M.V.

£155,000

4 bedroom Semidetached property

Double Glazed through out

Downstairs toilet

Gas central Heating (new boiler)

Spacious property

Corner plot

Large garden

Ample on road parking

High cashflow and ROI as a HMO

Local estate agent says will rent out approx £950pcm – min as BTL

Property Details

Due to a set of unfortunate circumstances and medical issues the present owners have neglected the property and now need to sell the property as soon possible.

Ground floor requires cleaning and or redecoration. Main lounge/Diner ground floor carpet needs replacing, hall, stairs & landing may just need deep cleaning.

The kitchen needs reflooring, has had a lot of repair work, mostly putting back in position cupboard openers, which has now been completed. Ground floor can do with redecorating, upstairs, most rooms are good. Most window frames throughout require painting.

Bedroom carpets appear to be good, but we can't see them totally, presently due to belongings. Larger front bedroom requires a new carpet.

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One of the sealed D/G units in the back bedroom needs replacing.

Bathroom is good.

Back garden needs clearing. A skip has been arranged....

The property is being gradually cleaned, improved and cleared as we speak! Looking beyond the clutter & belongings the property has massive potential.

Position

A very spacious property that has huge choices, on a corner plot.

Potential HMO

As a potential HMO, (no article 4) there are several options.

Area

Coventry City is a diverse city, notable buildings are Coventry Cathedral and the Ricoh Arena. Many colleges and universities, notably, Coventry University, University of Warwick, Coventry College and the University Hospital Coventry & Warwickshire.

Coventry is situated to the far east of the West Midlands, surrounded by Warwickshire and Leicestershire to the north. It has excellent transport links M69, M1, M6, M42, M40.

Council tax band: A

ECP rating: U/K

Tenure: Freehold

Fee: £4,500

Client's want a quick sell.

Call me ... email me...

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FOUNTAIN SOURCING PROPERTY



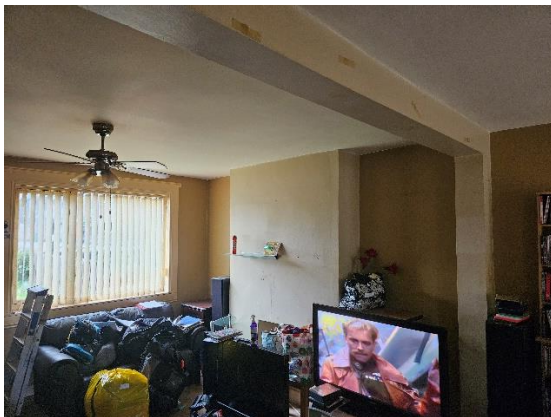
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Through the main front door, to Hall, door open to Lounge/Diner.

Front of Lounge/|Diner.



Rear of Lounge/Diner.
12x25ft approx.

Patio doors, rear window and then open door to downstairs toilet.

300sq ft.approx

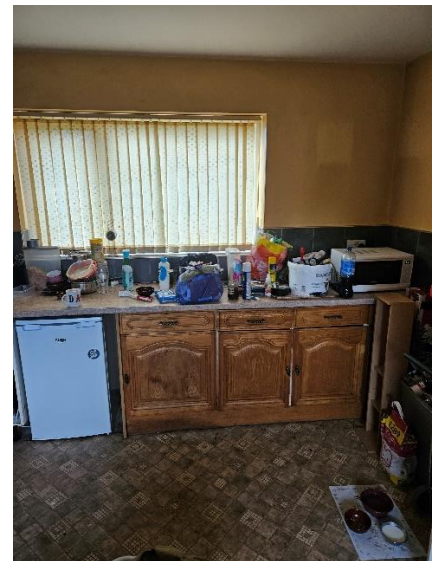


Patio Doors... turning left

Ground floor toilet

And into Kitchen via storage area



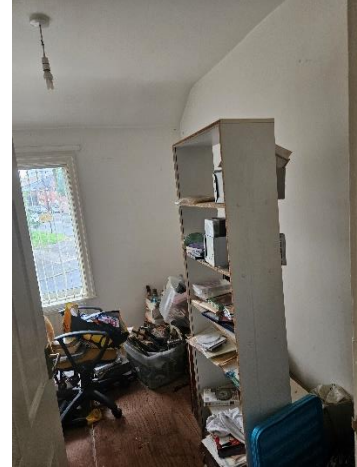


Kitchen 11.5 x 17ft 195.5sq ft

Front small box room 9.5 x 8ft approx.

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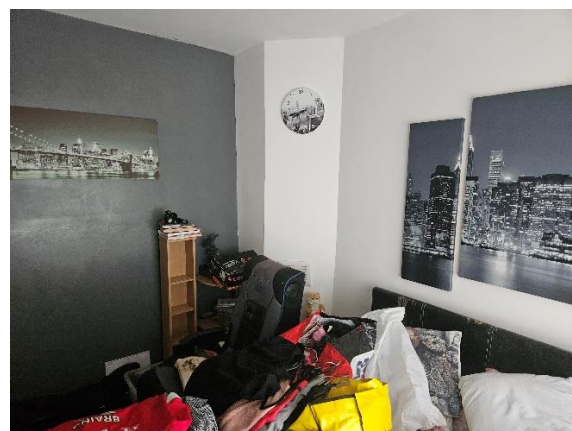
Box Bedroom. 12 x 8ft approx.



2nd Front Bedroom

Going clockwise...

Back Bedroom (original) 10.5 x 10.25ft approx.

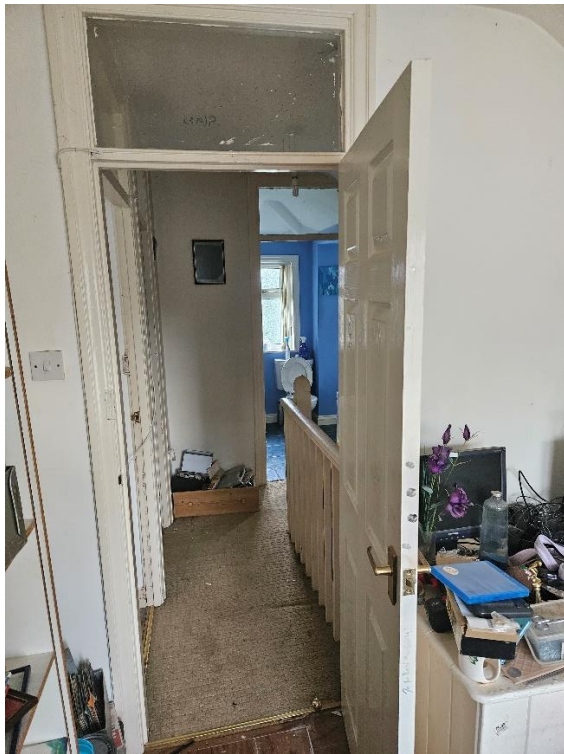




Clockwise to the...

Landing & Bathroom seen from the Box room

Bathroom 6.5 x 10ft 65sq ft.





Main Front Bedroom (extension)





FSP Disclaimer

No gas/electrical tests or structural surveys have been completed; there is a risk that unknown defects could be found later, resulting in additional costs. All Measurements are approximate.

It is recommended that all prospective buyers complete their own due diligence.