



x3



x1



x2

**Marlborough Road, Stoke**  
**Offers In The Region Of £165,000**



**elite**  
property



This fantastic Investment Opportunity which is currently tenanted and achieving a rental of £750.00 (excluding bills) per calendar months is available to purchase with no upward chain.

Located close to the popular Ball Hill shopping area, bus routes and Coventry University, the property briefly comprises of:- Entrance hallway, ground floor double bedroom, lounge, kitchen, ground floor bathroom and two first floor bedrooms.

This property has architects drawings to convert to a five bedroom property and a certificate of permitted development from Coventry City Council.  
<http://planning.coventry.gov.uk/portal/servlets/Applicatio>  
PKID=799552

- EPC Rating: D
- Fantastic Investment Opportunity
- 3 Bedrooms
- Gas Central Heating & Double Glazing
- Within walking distance of Coventry City Centre
- Tenants In Situ







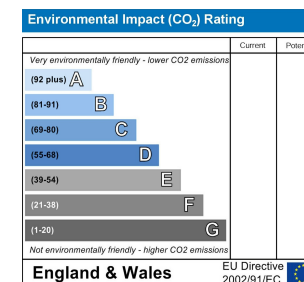
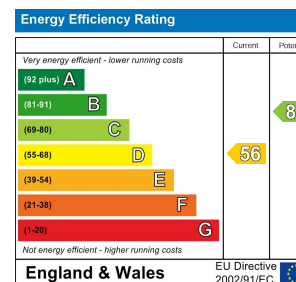
# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021.

## PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.



**Elite Property Sterling House**  
 112 Walsgrave Road, Stoke, Coventry, CV2 4ED  
 Tel: 024 7665 2200  
 Email: [info@eliteproperty.co](mailto:info@eliteproperty.co)  
[www.eliteproperty.co](http://www.eliteproperty.co)

**CALL US FOR A FREE, NO OBLIGATION, VALUATION TEL 024 7665 2200**

**Zoopla**.co.uk

**rightmove**.co.uk  
 The UK's number one property website

**PrimeLocation**.com