



Cloud9 Estates

**Adderley Street  
Coventry  
CV1 5AT**

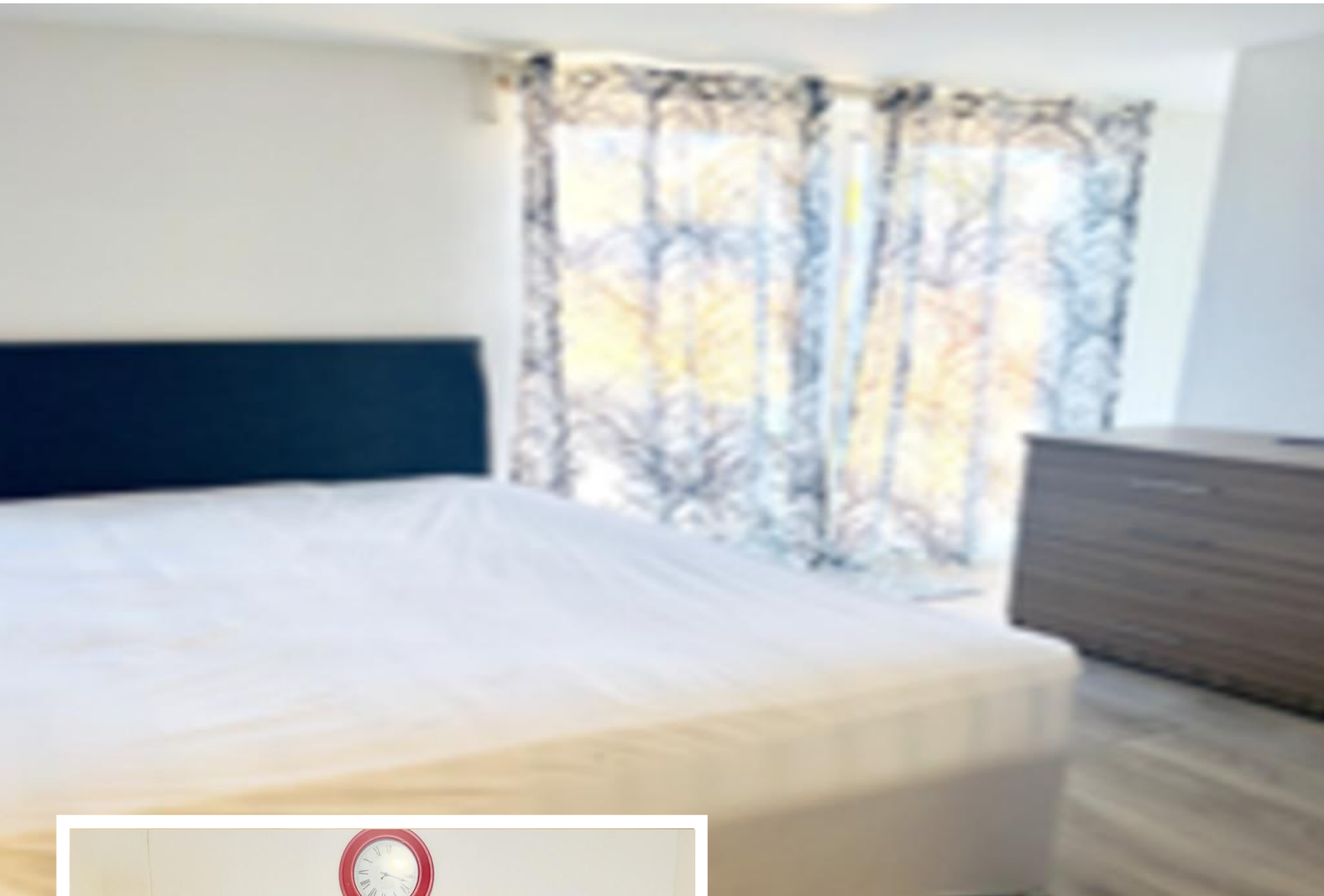
- Former HMO
- FIVE Bedrooms
- FIVE Bathrooms
- Off Road Parking

**Offers Over £260,000**

EPC Rating 'D'



Adderley Street, Coventry, CV1 5AT



## Property Description

### ABOUT THE PROPERTY

**\*\*ATTENTION INVESTORS\*\*** Cloud9 Estates are proud to introduce this spacious FIVE-bedroom former HMO. In the CV1 area of Coventry, this mid-terrace home would make the PERFECT investment opportunity.

Offering five bedrooms, five bathrooms, kitchen, lounge, off road parking AND a garage – this will be hot property! This home is within close proximity to Coventry city centre and Coventry train station – providing great travel links.

What are you waiting for? Call Cloud9 Estates TODAY to book your viewing!

### 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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |