



TAILOR MADE

SALES & LETTINGS



Tarrant Walk

Walsgrave, Coventry, CV2 2JJ

Offers Over £375,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error.

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Summary

Attention Investors - Excellent Investment Opportunity - Circa ~9% Gross Yield - 6 Tenanted Rooms - 3 Ensuite - 3 Shared Bathroom - Large Kitchen Diner - Reception Room - Solar Panels - Rear Garden - Pedestrianised Frontage - Close to UHCW - Fully Licensed - Valid EICR/Fire Alarm & Emergency Lighting Certs - Early Viewing Advised.

Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this fully occupied 6 Bedroom HMO in Walsgrave Coventry, Close to University Hospital Coventry & Warwickshire.

The property benefits from full HMO license, along with valid Fire Alarm & Emergency Lighting Certificates.

The property is currently achieving a gross yield of circa 9%, with option to increase this through future rent review.

To the ground floor there is an entrance porch way with two storage cupboards, leading to hallway with access to two of the rented rooms, along with the large kitchen diner & lounge.

Stairs lead to the first floor landing, which offers access to four of the rented rooms, along with the shared bathroom.

To the exterior there is a gated garden to the rear, leading to the road, and to the front there is a garden leading to the pedestrianised access.

Entrance Porch

Pedestrianised walkway leading to entrance porch with two storage cupboards, leading to the entrance hallway.

Entrance Hallway

Entrance Hallway with access to two of the rented rooms, kitchen/diner & lounge - as well as stairway to the first floor.

Under Stair Storage

Under stairs storage with dryer.

Kitchen Diner

Large Kitchen Diner with a selection of wall & floor units, two electric ovens, large electric hob, washing machine, dishwasher, two fridge freezers & access to the rear garden. Lounge off of the Kitchen/Diner.

Lounge

Lounge off of the Kitchen Diner with window to the rear aspect.

Room One

Double Bedroom with window to the front aspect, leading to ensuite.

Ensuite One

Ensuite with shower cubicle, w/c & vanity sink.

Room Two

Double bedroom with window to the front aspect - leading to ensuite.

Ensuite Two

Ensuite with shower cubicle, w/c & vanity sink.

Room Three

Double Bedroom with window to the rear aspect - leading to ensuite.

Ensuite Three

Ensuite with shower cubicle, w/c & vanity sink.

Room Four

Smallest of the Rented Rooms - with built in storage & window to the rear aspect.

Room Five

Double Room with built in storage & window to the front aspect.

Room Six

Largest of the non-ensuite rooms, with two windows to the front aspect.

Shared Bathroom

Shared Bathroom between three of the rented rooms, bath with shower over, sink & w/c.

Storage Cupboard

Storage Cupboard off of the landing.

Rear Garden

Rear Garden with side & rear gates.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

ABOUT US

Tailor Made Sales & Lettings is a family run business. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 15 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor

Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.



Road Map



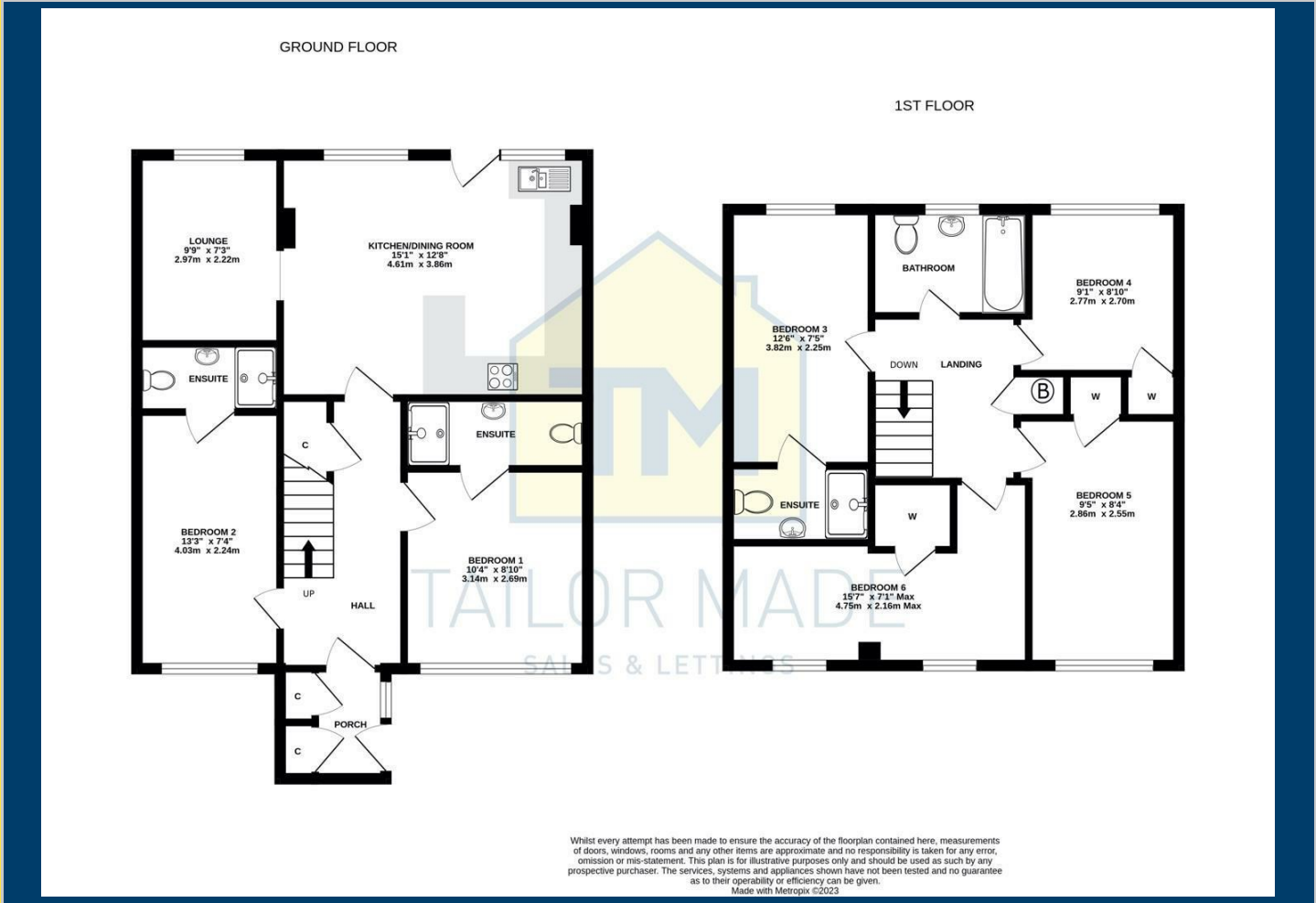
Hybrid Map



Terrain Map



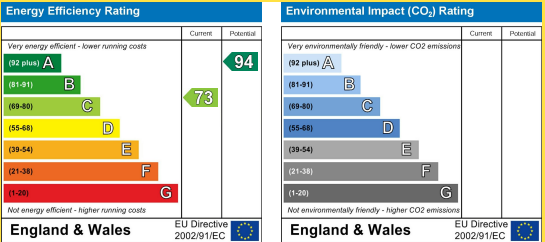
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.