



 **5**
Bedrooms

 **5**
Bathrooms

46

Offers over £300,000
Arden Street, Earlsdon, Coventry, CV5 6FD



**4/5-bed, 5-bath gem in Earlsdon! Recently refurbished, no chain!
Proximity to shops, city center, and excellent transport links. Must-see!**

****4/5 BEDROOMS & ALL WITH ENSUITES**NO ONWARDS CHAIN**RECENTLY REFURBISHED**** Suttons are proud to offer for sale a 4/5 bedroom, 5 bathroom mid terraced home. Situated in the sought-after residential area of Earlsdon, this home is strategically located near Earlsdon High Street, providing easy access to local shops. Its proximity to Coventry City Centre, the University, and the Train Station (with trains to London Euston in just over an hour and Birmingham New Street in 20 minutes) adds to its appeal for families and investors alike.

Briefly comprising of entrance hallway with fitted emergency fire system, understairs storage cupboard with meter location, Ground floor bedroom 1/or lounge with bay window and part tiled en-suite shower room, modern fitted kitchen with oven, electric hob, built-in dishwasher and space for appliances along with direct access to the rear garden, ground floor bedroom 2/dining room with an en-suite shower room.

To the first floor is front is bedroom 3 with en-suite shower room, and to the rear is bedroom 4 with a separate lounge area and en-suite shower room. Rising to the second-floor bedroom 5 with a storage area and a part tiled en-suite shower room. Other features include low maintenance gardens to front and rear, double glazing, gas central heating, hard-wired emergency fire alarm system, no onwards chain, the property is already refurbished and move-in ready.

Call now to arrange a viewing appointment.

Good to know:

Council Tax - C

Total floor area - 133 Square meters / 1431 square foot

Boiler - Baxi - Gas safety completed 06/12/23.

EPC Rating - C - valid until 2028

The expected rental income ranges from £500-£600 per room each month, including bills. For those considering short-term serviced accommodation (such as Airbnb), room rates could be even higher.

Completion certificate dated 17th April 2018 confirming all works were carried out to building regs and conversion to HMO.

Planning approved for change of use to HMO.

The property does not have a HMO Certificate - you will need to apply for one should you intend to use the property as an HMO, and its likely you will have to use at least one of the rooms as a communal lounge/space.

Building regs & Elec installation cert dated April 2018.

Cert for full fire alarm and emergency lighting installation dated March 2018.

Building regs cert for full new plumbing & heating installation dated March 2018.

Measurements:

Bed 1 (ground front) with bay window, - 11.41 x13.18

En-suite shower (electric) part tiled. 2.83 x 8.32

Kitchen - Baxi boiler location

Bed 2 (ground floor rear) 11.02 x 8.79 & En-suite - 2.84 x 8.68

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1st floor

Landing.

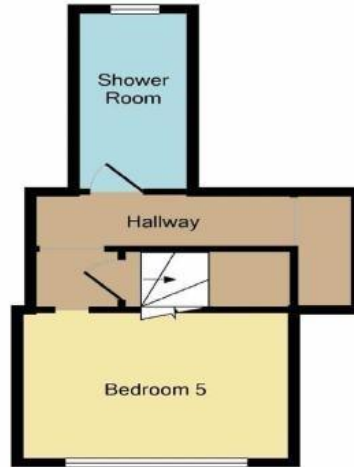
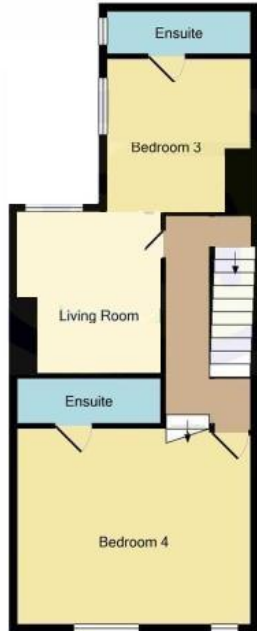
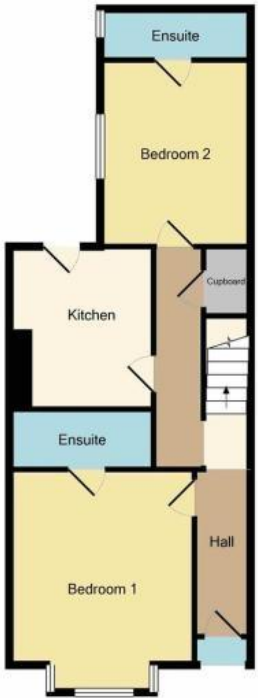
Bed 3 (front) 14.64 x11.31 & En-suite - 3.77 x 9.16


Bed 4 (rear) Lounge - 8.59 x 9.17 & Bed - 8.94 x11.10 & En-suite -2.83 x 8.78

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2nd floor

Bed 5 - Bed -11.14 x8.08 & Storage area - 14.74 x 3.73 & En-suite 9.62 x 4.79



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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