

**Rental Investment**



**27 Dillam Close,  
Coventry, CV6 6EH**

**Offers over £100,000**

**For Sale**



- Rental investment with great tenants
- High yield of approx 8.7% gross
- Ground floor maisonette with 936 years remaining
- Gas central heating & double glazing
- Hall, lounge with patio doors
- Kitchen, 2 bedrooms and Bathroom
- Private Rear garden

**Location:** Along Foleshill Rd into Longford Rd, on entering Longford shopping area, turn right by the church into Hurst Rd and 1<sup>st</sup> right into Dillam Close



**Paul  
Chillingsworth  
Homes**

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

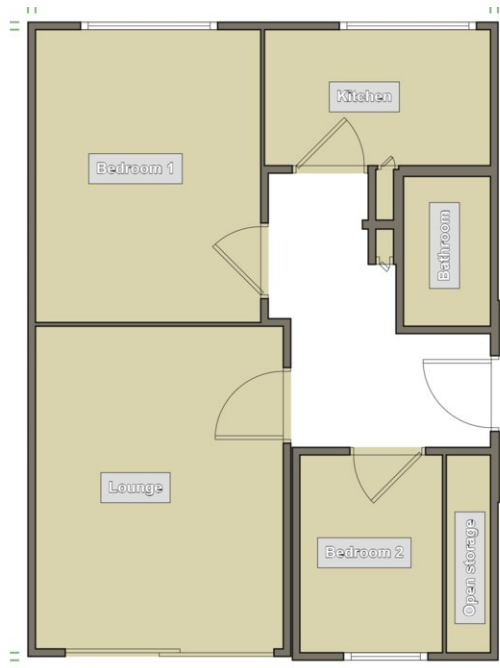
Call **02476 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)



## Floorplan

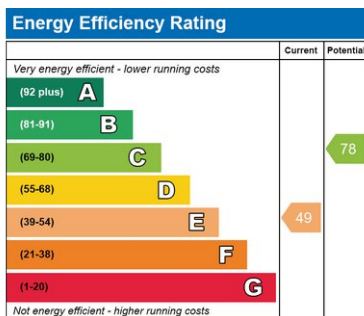
For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



Located on the northern side of the city this Ground Floor Maisonette provides easy access to the A444, M6 & City Centre.

With local shops, parks, and amenities nearby the property also benefits from UPVC Double Glazing, Gas Central Heating, Private Rear Garden and On Street Parking.

In brief the property comprises of Entrance Hall, Lounge, Kitchen, 2 Bedrooms & Bathroom.



**New gas central heating has been installed since this EPC was carried out which will improve the rating**

<b>Hall</b>	with storage recess and boiler cupboard
<b>Lounge</b>	3.35 x 4.50 - (11'0" x 14'9") with central heating radiator and upvc double glazed sliding patio doors onto the garden
<b>Kitchen</b>	3.20 x 1.78 - (10'6" x 5'10") with range of base units with roll edge worktops, inset sink, gas cooker, tall fridge freezer, washing machine, full height tiling, upvc double glazed window
<b>Bedroom 1</b>	3.99 x 3.05 - (13'1" x 10'0") with upvc double glazed window and central heating radiator
<b>Bedroom 2</b>	3.10 x 1.78 - (10'2" x 5'10") with upvc double glazed window and central heating radiator
<b>Bathroom</b>	With bath having electric shower over, vanity wash basin and low level wc. Full height tiling and upvc double glazed window. Central heating radiator
<b>Outside</b>	Private rear garden with patio area

<b>Tenure</b>	<b>LEASEHOLD</b> Held on a <b>999</b> year lease with approx <b>936</b> years unexpired, we are advised the Ground rent is £5.00pa
<b>Tenancy</b>	The current tenants are on a 12 month Assured Shorthold tenancy expiring on 1st Sept 2024 at a rent of £725 pcm
<b>Council Tax</b>	Band <b>A</b>

*These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.*

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