
PROMINENCE
ESTATES
RESIDENTIAL
PROPERTY EXPERTS
COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA
ROBIN CLOSE,
CANLEY, COVENTRY, CV4 8NJ
GUIDE PRICE
£330,000

ROBIN CLOSE

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PROMINENCE ESTATES



This four bedroom detached property in Canley offers an excellent opportunity for investors, particularly given its location within walking distance of the University of Warwick. The property currently holds an HMO licence and achieves rental income of £1,850 per calendar month, including bills. The accommodation comprises four bedrooms and three bathrooms, including an en suite to the master bedroom, with the remaining two bathrooms shared by the other three bedrooms. A driveway and garage further enhance the property's appeal, making this an attractive investment opportunity in a popular area for student and professional accommodation.

The property offers four bedrooms and three bathrooms, providing practical accommodation for a shared household. The master bedroom benefits from its own en suite, offering additional privacy and convenience, while the two further bathrooms serve the remaining three bedrooms. This arrangement is well suited to shared living and provides useful facilities for multiple occupants.

A key selling point is the existing HMO licence, together with the current rental income of £1,850 per calendar month including bills. This gives prospective purchasers an established rental arrangement to consider when assessing the investment. Buyers are advised to make their own enquiries regarding the licence conditions, permitted occupancy, existing tenancy arrangements and ongoing costs.

Externally, the property benefits from a driveway and garage, providing valuable off road parking and additional storage. These features offer practical benefits for residents and add to the overall appeal of the property.

The location is particularly attractive for those seeking accommodation close to the University of Warwick. Canley is a popular residential area for students and university staff, with the campus easily accessible on foot. Cannon Park Shopping Centre is nearby and provides a range of shops, supermarkets, cafés and everyday services. Tesco and Iceland are available within the shopping centre, with further supermarket options in the surrounding area.

There is a selection of schools in the wider area, including Cannon Park Primary School and other primary and secondary education facilities across Canley and neighbouring districts. The University of Warwick is also close by, making the location convenient for students and those working at the university.

Transport connections provide further appeal. Canley railway station offers services towards Coventry and Birmingham, with connections to other destinations available from the wider rail network. Local bus services connect Canley with the university, Coventry city centre and surrounding neighbourhoods. For motorists, the nearby A45 provides access to the wider road network and routes towards the M6 and M40.

Coventry city centre is also within convenient reach, offering a wider range of shops, restaurants, cafés, leisure facilities and entertainment. The combination of university access, local shopping and transport connections makes Canley a practical location for tenants seeking convenient access to education, work and everyday amenities.

Overall, this four bedroom detached property represents an appealing investment opportunity, with an existing HMO licence, current rental income of £1,850 per calendar month including bills, three bathrooms, a driveway and a garage. Its proximity to the University of Warwick and access to local shops, schools and transport links make it worthy of consideration by investors looking to expand their portfolio.

Please note that the property is currently achieving £1,850 per calendar month including bills. Interested parties should independently verify the current rental arrangements, HMO licence, permitted occupancy and associated running costs as part of their due diligence.

Living Room 9'1" x 8'2"

Kitchen/Diner 8'0" x 15'1"

Shower Room 5'2" x 4'0"

Bedroom One 11'8" x 8'4"

En-Suite 4'5" x 8'5"

Bedroom Two 10'2" x 8'5"

Bedroom Three 8'7" x 6'3"

Bathroom 5'6" x 6'3"

Bedroom Four 9'3" x 7'0"



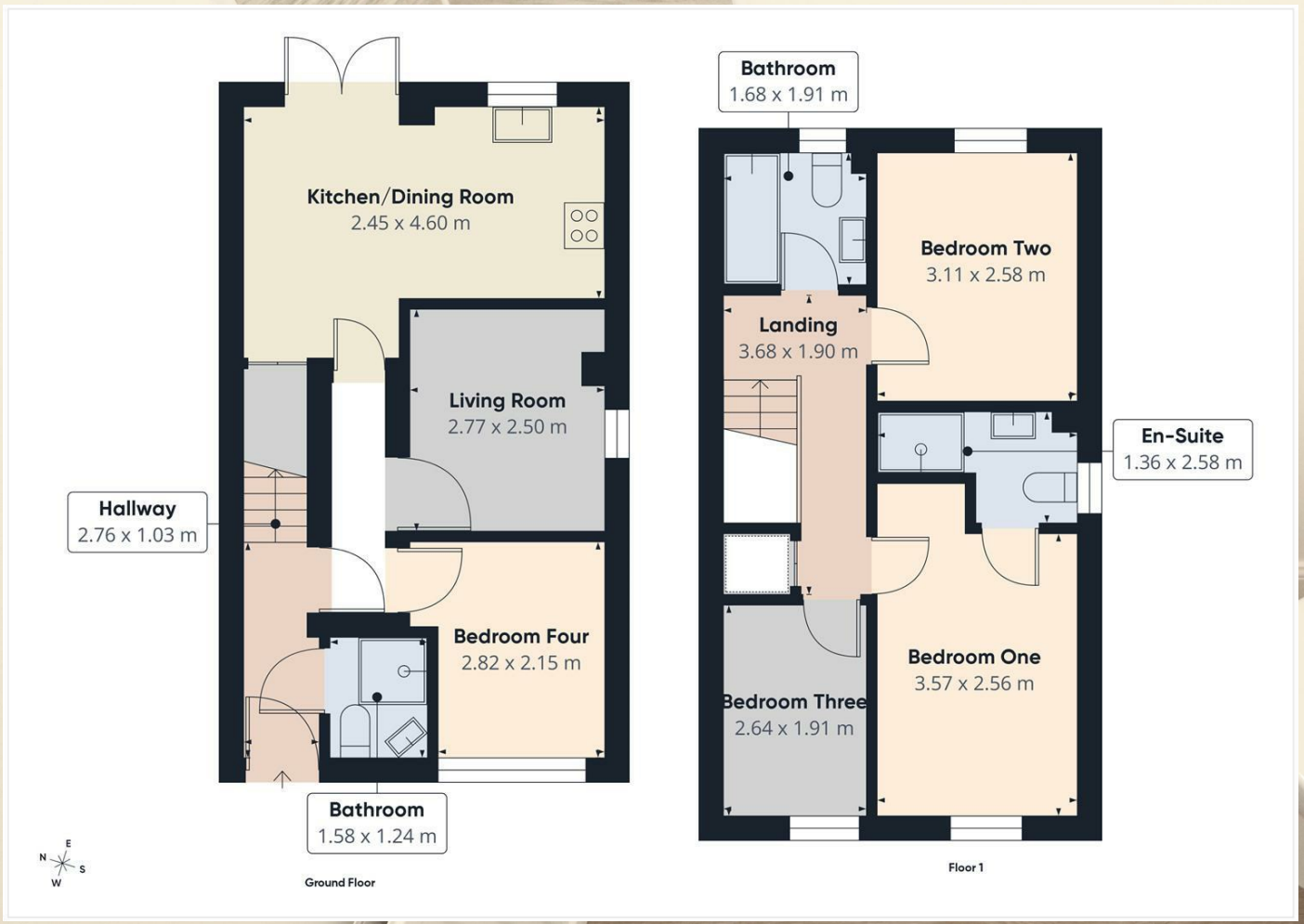


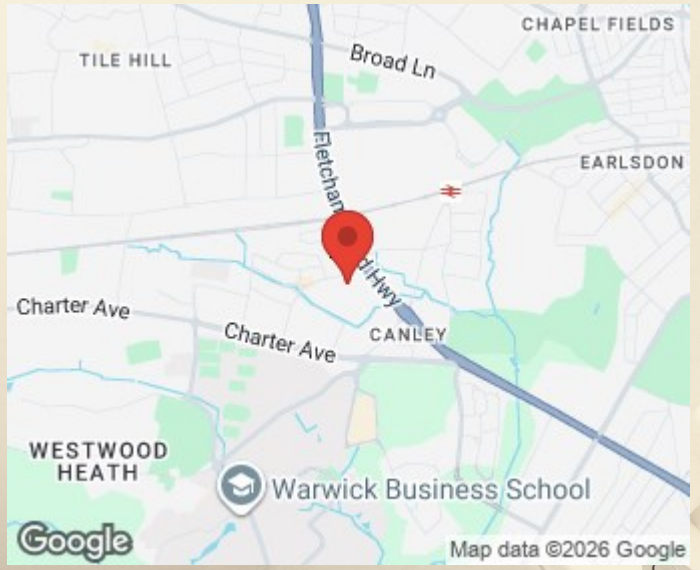


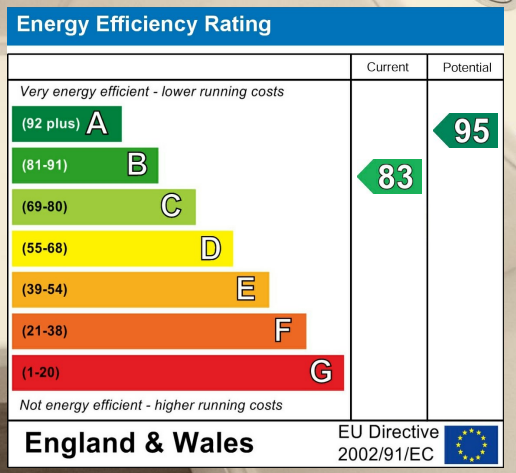












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