


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

WALSALL STREET,
CANLEY, COVENTRY, CV4 8EZ

GUIDE PRICE
£230,000

WALSALL STREET



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This three bedroom end of terraced property in Canley represents an outstanding investment opportunity, currently holding a HMO licence with students already renting for the remainder of this year and the next academic year. Perfectly positioned in a popular residential area, this property offers excellent potential for both seasoned investors and those entering the rental market. Its strong rental history ensures immediate income, while the property also provides flexibility for future owner occupation or refurbishment to maximise value.

The accommodation comprises three bedrooms with en-suites and a functional kitchen. Each space has been maintained to meet the needs of the current tenancy, with potential to modernise and enhance further to increase rental yields. A separate living area allows for comfortable communal space, ideal for student tenants or small households.

Externally, the property benefits from a private rear garden, offering a secure and practical outdoor space, and a driveway providing convenient off-street parking.

Situated close to Coventry University, this property is ideal for student rental, while also appealing to professionals seeking convenient access to the city. Local amenities are within easy

reach, including supermarkets, high street shops, cafes, and restaurants. Excellent schools in the area make it attractive for family tenants, and strong transport links, including frequent bus services, easy access to the A45 and A46, and proximity to Coventry railway station, make commuting straightforward.

This property offers a rare opportunity to acquire a HMO in a highly sought-after location with proven rental demand, off-street parking, and significant long-term potential.

Bedroom One 10'0" x 12'7"

En-suite 4'8" x 6'1"

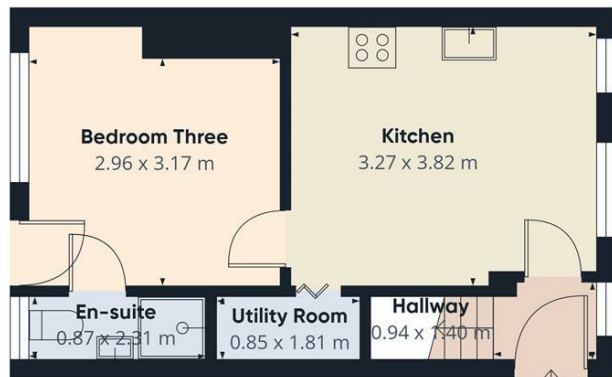
Bedroom Two 8'7" x 10'3"

En-suite 5'2" x 5'6"

Bedroom Three 9'8" x 10'4"

En-suite 2'10" x 7'6"

Kitchen 10'8" x 12'8"



Ground Floor



Wardrobe
1.80 x 0.58 m

Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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