



Kilby Mews
Coventry
CV1 5EB

- Fully Let & Licensed HMO
- Prime Location Near Coventry University & City Centre
- Secure Gated Development
- Three-Storey Layout with Two Bathrooms

£280,000
EPC Rating '79'





Property Description

This modern three-storey townhouse presents a rare investment opportunity in a secure gated development just off Far Gosford Street. Its prime location offers excellent access to Coventry City Centre and the University Campus, making it highly desirable for both tenants and investors seeking strong rental yields.

Currently operating as a licensed HMO, the property is fully let and generates £1,900 per calendar month from four bedrooms. With potential to increase rental income further, it's a ready-made income stream with room to grow. The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.

The layout is thoughtfully arranged across three floors. The ground floor features an entrance hallway, guest cloakroom/WC, a spacious living room, and a well-equipped kitchen/diner. On the first floor, there are two bedrooms and a family bathroom, while the second floor offers two additional bedrooms and another bathroom,





ideal for sharers or student tenants.

Externally, the property includes off-road parking at the front and a low-maintenance garden to the rear. With local amenities and transport links just moments away, this is a high-demand rental in a sought-after area.

Viewings are essential to appreciate the full potential. Contact Cloud9 Estates today to secure this outstanding investment.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





LIVING ROOM

3.04m x 2.53m

KITCHEN/DINER

3.93m max x 4.83m max

BEDROOM ONE

3.32m x 2.82m

BEDROOM TWO

2.82m x 3.66m

BEDROOM THREE

3.88m x 2.96m max

BEDROOM FOUR

4.83m max x 3.10m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(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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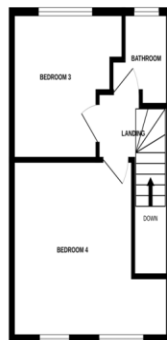
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements