



King Edward Road CV1 5BJ

- High Rental Yield – £1,400 PCM
- Vacant & Chain-Free
- Four-Bedroom Layout
- Two Modern Washrooms

Offers Over £210,000
EPC Rating '67'





Property Description

This chain-free, vacant four-bedroom mid-terraced home located in the heart of Hillfields, Coventry is ideal for families, investors, or professionals seeking strong rental returns. With an estimated rental income of £1,400 per calendar month, it presents a high-yield opportunity in a sought-after area close to Coventry city centre.

The ground floor features a large double bedroom, a bright open-plan living and dining area, and a kitchen overlooking the rear garden. The kitchen includes built-in ceiling lighting and contemporary appliances, while the family bathroom offers a full-size bath, window, and ceiling light feature. Upstairs, you'll find one double bedroom and two single bedrooms - perfect for children, guests, or home office use. The upper floor also includes a beautifully updated walk-in shower room with sleek finishes and modern fittings.

Throughout the home, character coves, wooden flooring, and large windows enhance the sense of space and charm. The rear garden is private and landscaped, with a slabbed



patio, lawn, brick wall boundary, and gated access - ideal for entertaining or relaxing outdoors. The property is within walking distance of Sidney Stringer Academy, rated "Outstanding" for personal development, and benefits from proximity to shops, public transport, and city amenities.

Built between 1900–1929, this freehold home combines period features with modern comfort. It offers full ownership with no service charges, an EPC rating of D with potential to improve to B, and falls under Council Tax Band A. Whether you're looking to expand your portfolio, step onto the property ladder, or settle into a spacious family home, delivers on space, style, and financial appeal.



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.



BEDROOM ONE

4.33m x 2.37m max

LIVING ROOM

4.44m x 3.37m max

KITCHEN

4.40m x 1.95m max

BATHROOM

2.52m x 1.76m max

BEDROOM TWO

3.38m x 3.44m max

BEDROOM THREE

2.60m x 1.22m max

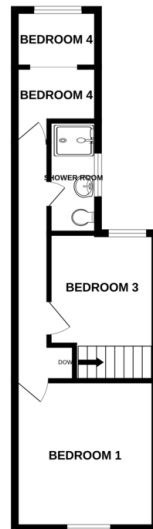
BEDROOM FOUR

4.51m x 1.99m max



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.