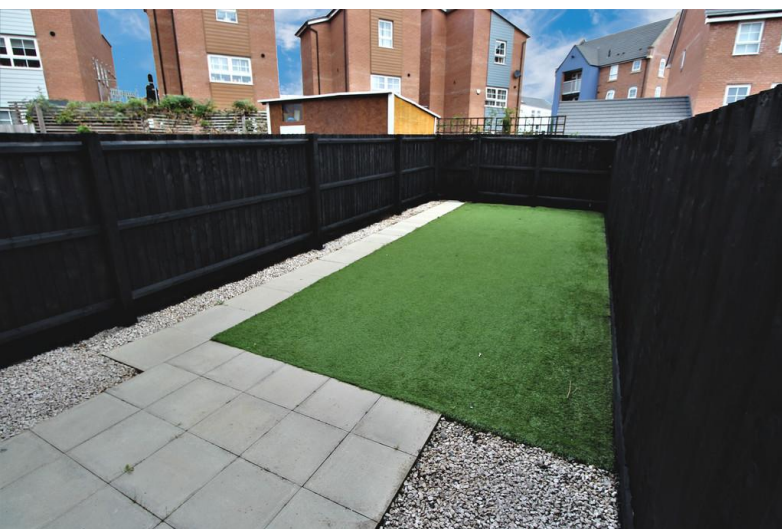




Canal View
Canal Basin
CV1 4LQ

- Licensed Five-Bedroom HMO
- Tenants in Situ on Rolling Contracts
- City-Centre Location (CV1)
- Five Spacious Double Bedrooms

£340,000
EPC Rating '85'





Property Description

Cloud9 Estates proudly presents a mid-terraced five-bedroom HMO, located on the sought-after Canal View area. Just a short walk from the City Centre, Coventry University, and the Canal Basin, this property is perfectly positioned for both professionals and students. With tenants already in situ on rolling contracts and a projected rental income of approximately £1,600 per calendar month, this is a ready-made investment with immediate returns.

With a modern exterior enhanced by colonial-style double-glazed windows; the property also new front door and outdoor lighting fixtures that create a welcoming entrance. Inside, the open-plan living and dining area is bright and spacious, flowing seamlessly into a contemporary fitted kitchen. Floor-to-ceiling double doors open directly onto a beautifully landscaped rear garden, complete with a slabbed and pebbled patio, artificial grass, and a private rear gate - a rare and valuable feature for tenants seeking outdoor space.



The ground floor also includes a new washroom for added access convenience. Upstairs, the first floor offers three generous double bedrooms, one of which benefits from a modern en-suite with a level-access shower. On the second floor, you'll find two further double bedrooms and a newly fitted family bathroom with a full-size bath and sleek shower screen - all finished to a high standard with modern fixtures and fittings.



This property has been thoughtfully upgraded throughout, combining functionality with style. Whether you're an investor looking for a high-performing asset or seeking a turnkey HMO in a high-demand area, this property delivers on every front. With strong capital growth in the area - property values in CV1 4LQ have risen by over 24% in the past five years - this is a rare opportunity to secure a long-term, income-generating property in one of Coventry's most promising postcodes.

Book your viewing today with Cloud9 Estates, and secure a smart investment in the heart of the city.

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.



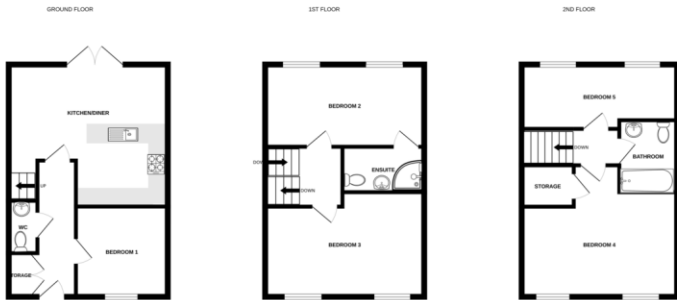
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any mis-measurement or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of these plans are not guaranteed. No liability is accepted for any errors or omissions. Made with Metaphor 12/2025

property, and buyers are advised to seek confirmation through their solicitor.

LIVING ROOM / KITCHEN

7.15m x 3.89m max

BEDROOM ONE

2.78m x 1.85m max

BEDROOM TWO

3.03m x 3.88m max

BEDROOM THREE

3.91m x 3.61m max

BEDROOM FOUR

3.38m x 3.08m max

BEDROOM FIVE

3.58m x 3.90m max

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(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	

WWW.EPC4U.COM

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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