



2 LICHEN GREEN

COVENTRY, CV4 7DH

- 4 BEDROOMS
- SEPERATE BATHROOM & SHOWER ROOM
- LICENSED HMO
- GARAGE AT REAR
- CLOSE TO WARWICK UNIVERSITY
- COUNCIL TAX BAND C
- EPC RATING C



E ELIZABETH
DAVENPORT

THE PROPERTY

The Property

Currently operating as a licensed HMO (House of Multiple Occupancy), this semi detached property home could suit a savvy buy-to-let investor or an owner occupier alike. In its current layout, there are four bedrooms, three of which are very good size doubles, a bathroom and separate shower room. There is also a useful downstairs toilet. The property has been well maintained by the present owner and his offer for sale with the benefit of no upward chain with vacant possession available from August. An obvious advantage to this property is the excellent location for Warwick University with the main campus being located within easy walking distance.

The flexible accommodation, briefly offers porch, entrance hall, bedroom four, downstairs cloakroom with WC and an open plan dining kitchen with range of integrated appliances. To the first floor there are a further three bedrooms, two of which are good size double rooms with built-in wardrobes as well as a bathroom with white suite and separate shower room.

Externally, there are gardens to front and rear. There is rear of a car access to a carport and brick garage.

Please call Elizabeth Davenport Coventry, Office, and one of our friendly team will be happy to make all of the viewing arrangements.

The Location



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THE LOCATION

Lichen Green is a short walk from both Warwick University, The Business School and Cannon Park Retail centre. Also located close-by is Canley Station providing easy access to and from London.

Cannon Park is located just off the Kenilworth Road and A45 Fletchamstead Highway. It is close to both the Memorial Park and Finham Park school on the south side of Coventry. Also located close by is Cannon Park Primary school. The highly regarded King Henry VIII Grammar School is just 2 miles away.

Kenilworth, Leamington, Warwick, Coventry, Solihull and Birmingham are all within easy commuter distance. There are also a number of further local amenities including Health Clubs and Sports Grounds, pubs/eateries, convenience stores and both Finham and Hearsall Golf Clubs.

THE FLOORPLAN



Total area: approx. 90.0 sq. metres (969.1 sq. feet)

