

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**WELLAND ROAD,**  
STOKE, COVENTRY, CV1 2DE

**£350,000**



# WELLAND ROAD



# PROMINENCE

ESTATES

Attention Investors - Welcome to this stunningly renovated, high-specification 5 Bedroom 5 En-Suite student HMO, designed to provide an exceptional living experience for students. Situated just a 5 minute walk from the university, this property combines convenience with luxury, making it an ideal choice for students seeking both comfort and style.

In addition to being a fantastic home for students, this property also represents a great investment opportunity. With its prime location and high-quality finishes, it is sure to attract high rental yields and strong demand from the student and professional population.

The property boasts a modern open-plan lounge area, perfect for socialising and relaxation. The lounge features an LED TV and seamlessly flows into the contemporary kitchen. The kitchen is equipped with top-of-the-line appliances, including a large range cooker, two integrated microwaves, a dishwasher, and two fridge/freezers. The breakfast bar with stools offers a casual dining space, while the washing machine and dryer ensure all your laundry needs are met.

Each of the six bedrooms is thoughtfully furnished with built-in wardrobes, comfortable beds, desks, and chairs, providing a cosy and productive environment for studying. Every bedroom comes with its own en-suite bathroom, allowing for privacy and convenience, a rare luxury in student housing.

The property also features a low-maintenance landscaped garden, which includes an artificial lawn and a seating area. This outdoor space

is perfect for enjoying a bit of fresh air and relaxation without the hassle of upkeep.

This house has been meticulously renovated to the highest standards, ensuring that every detail contributes to a superior living experience. Its prime location, just a short walk from the university, further enhances its appeal, offering the perfect balance of luxury and practicality for student life.

Don't miss the opportunity to live in and invest in this beautifully renovated home that provides all the modern comforts and conveniences you could wish for. Contact us today to arrange a viewing and secure your place in this exceptional property.

### Communal Area/Kitchen

28 Square meters

### Bedroom One

8.25 Square meters

### Bedroom Two

10.5 Square meters

### Bedroom Three

10.1 Square meters

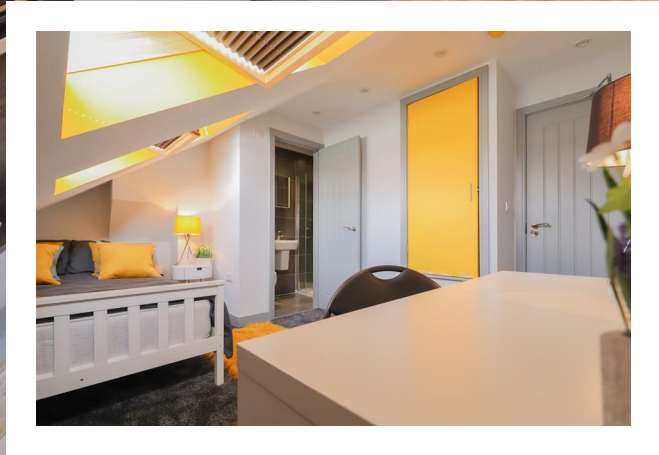
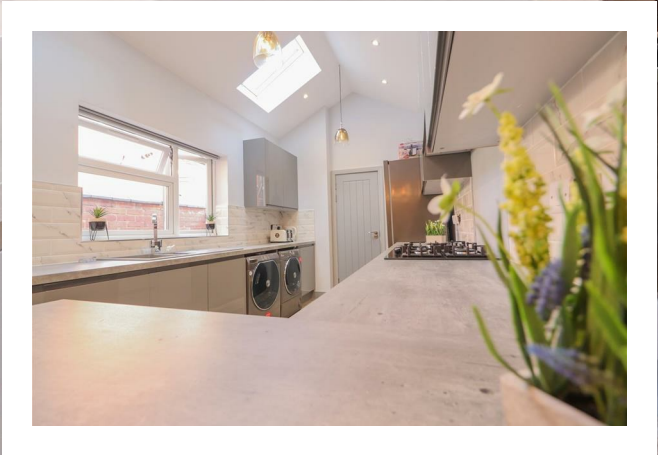
### Bedroom Four

7.1 Square meters

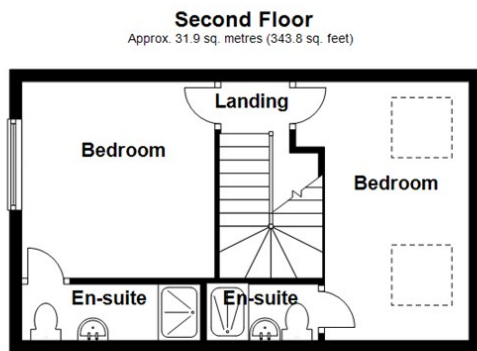
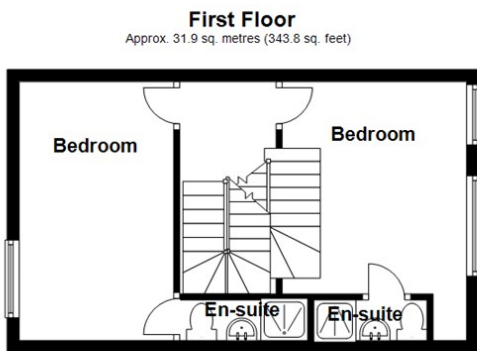
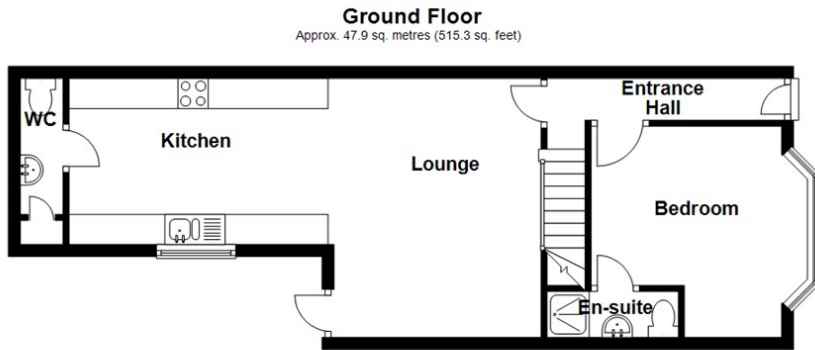
### Bedroom Five

7.9 Square meters









Total area: approx. 111.8 sq. metres (1203.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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