


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

TAWNY GROVE,
COVENTRY, CV4 8NL

TAWNY GROVE

£380,000

TAWNY GROVE



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This spacious and versatile 4-bedroom detached home, located in the sought-after area of Canley, offers an excellent opportunity for both investors and families alike. Currently holding an HMO licence, the property presents a prime investment opportunity, generating strong rental income with its adaptable layout. Alternatively, it can easily be transformed into a comfortable family home, providing generous living space and a well-connected location.

The property boasts four generously sized bedrooms, offering ample space for both professional tenants or family members, with the potential to reconfigure the rooms to suit various needs. As a licensed HMO, it is fully approved for multiple occupants, making it a fantastic investment with a strong rental demand in the area. Set back from the road, the house offers privacy and a peaceful environment, with a well-maintained private garden to enjoy.

Inside, the living areas are spacious and flexible. The large kitchen and dining area provide a functional and social

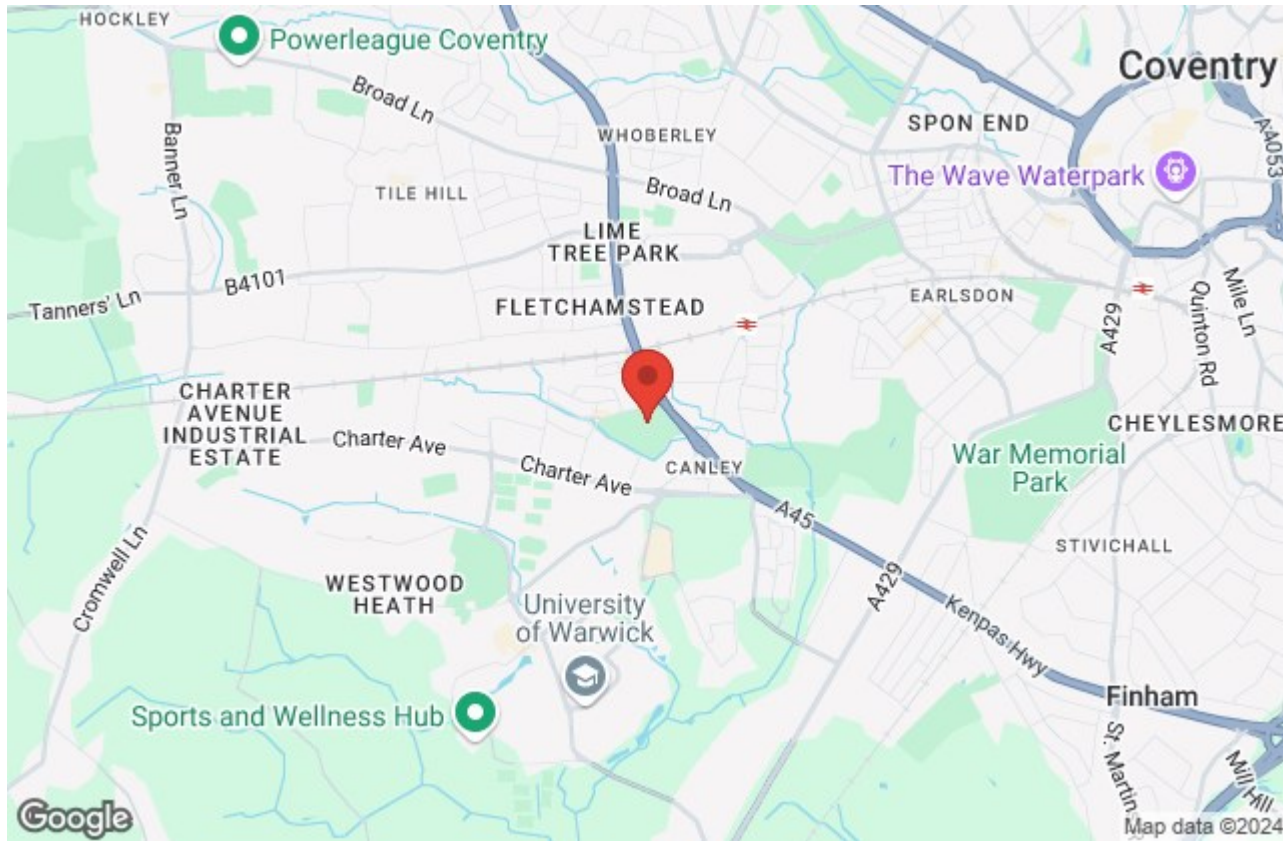
space for both communal living or family life. There is also a good-sized living room and additional reception areas, offering potential to adapt the layout as needed. The property is in good condition and ready for immediate occupancy, whether as an investment property or a family home.

For added convenience, the property benefits from off-street parking with a driveway that can accommodate multiple vehicles. Located in the heart of Canley, it is close to local amenities, public transport links, and major road networks. The University of Warwick and Coventry City Centre are both within easy reach, making this home an ideal base for students, professionals, or families.

This property offers the best of both worlds: a promising investment opportunity or a spacious, family-friendly home. Don't miss out on the chance to view this unique property—contact us today to arrange a viewing!







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