



HR ESTATE AGENTS

4 Bedrooms

House - Terraced

Offers In The Region Of

£290,000

Located in

Coventry





7 St Osburgs Road

Coventry | CV2 4EG



This fantastic investment opportunity offers a fully licensed, high-yielding 4-bedroom, 4-bathroom HMO, ideally situated for both Coventry University students and professionals. Located in a prime position, the property is within walking distance of Coventry University and the city centre, with excellent transport links, including a main bus route providing quick access to University Hospital Coventry and Warwickshire.

The property has been finished to a high standard throughout, ensuring a desirable living space for tenants. The ground floor features a spacious communal living room and kitchen area, thoughtfully designed for comfort and practicality. A convenient downstairs W/C adds to the functionality of the space. Also on the ground floor is a well-proportioned double bedroom complete with its own private ensuite, offering privacy and convenience.

On the second floor, there are two further generously sized double bedrooms, each boasting ensuite bathrooms, providing tenants with modern and self-contained accommodation. The top floor hosts the fourth double bedroom, which benefits from a spacious ensuite, enhancing the appeal of this sought-after HMO setup.

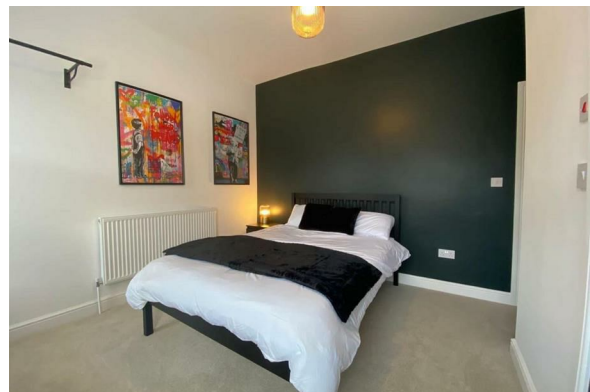
To the rear of the property, there is a communal garden space, providing an outdoor area for tenants to enjoy, whether for relaxation or socialising.

Prime Location

This property is positioned in an excellent location, offering easy access to key amenities and transport links. Coventry University and the city centre are within walking distance, making it an ideal choice for students and professionals alike. Coventry Train Station is also just a short distance away, providing

7 St Osburgs Road

£290,000 Freehold

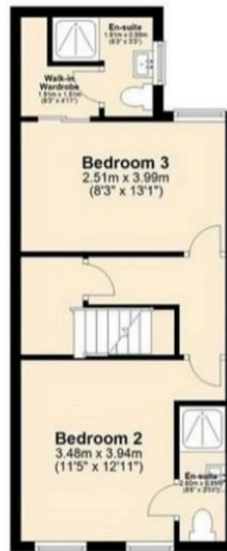


- Investment Opportunity
- 4 Bedrooms
- 4 Ensuites
- Communal Living Room And Kitchen
- HMO License Granted
- Currently Fully Managed
- Professional Tenants In Situ

Ground Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.0 sq. feet)



Second Floor
Approx. 21.3 sq. metres (229.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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