



Queen Margarets Road, Coventry, CV4 8FU

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

An exciting opportunity for investors looking for a property in a highly sought after area within close proximity to Warwick University. This four bedroom semi detached home is currently set out as a HMO earning £23,712 per annum with a 9.44% Yield.

The accommodation occupies two floors and has been modernised and maintained by the current owners. To the ground floor is a lounge, kitchen/diner and a bedroom with a separate bathroom, to the first floor are three double bedrooms and a family bathroom. Externally the property boasts a generous plot with front and rear gardens and ample driveway parking.

Further benefits include double glazing and gas central heating throughout.









# Key Features

- £23,712 Rental Return Per Annum
- 9.44% Yield
- Four Bedrooms
- Generous Plot
- Lounge with Kitchen/Diner
- Two Bathrooms
- Ample Driveway Parking
- Ideally Located
- 3 Minute Drive to Warwick University
- 6 Minutes to Train Station

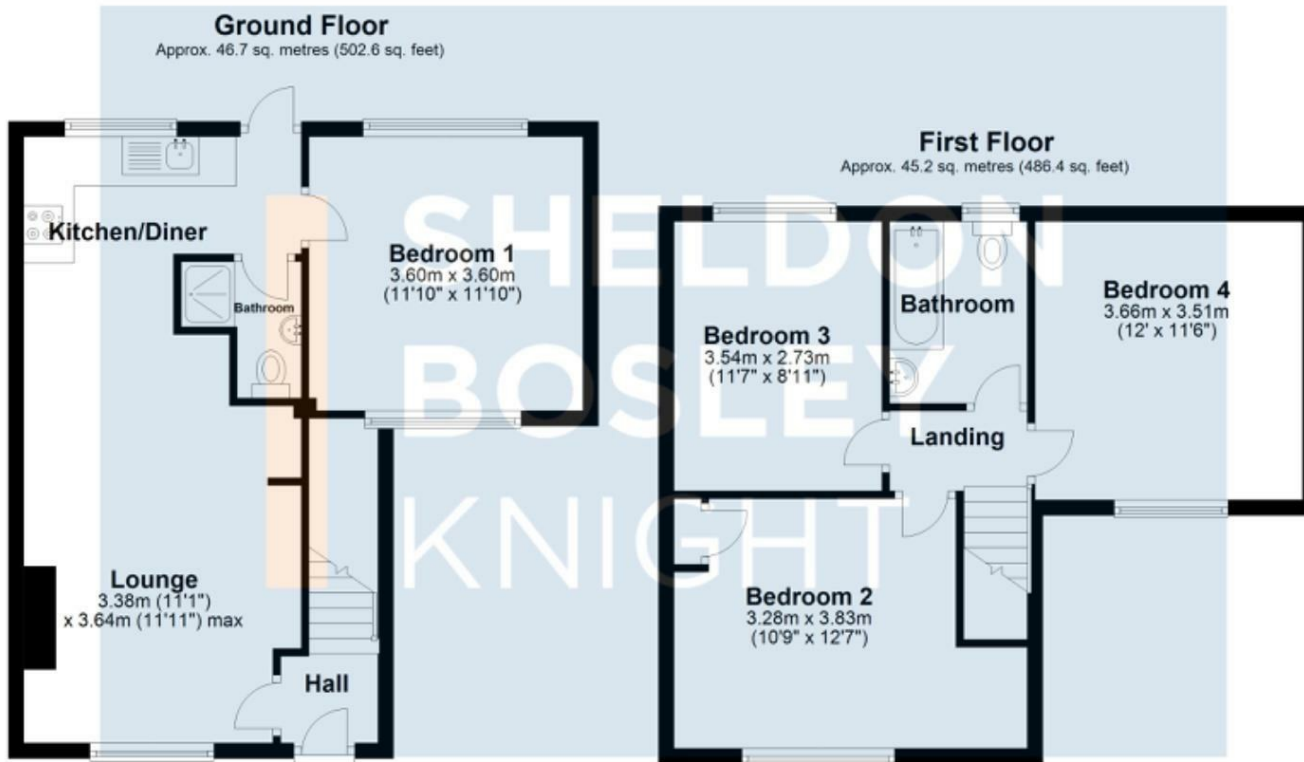
**£245,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -  
Coventry City Council



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

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