





Property Description

This extended HMO licenced semi detached property is situated in the residential area of Canley and is only a shortwalk from the train station, Warwick University, Cannon Park shopping centre and close to the A45. This property has a strong rental history and is an excellent investment opportunity, 2025/2026 tenancy secured. The accommodation briefly comprises of four lettable rooms with en-suites and a fitted kitchen. Outside there is a rear garden.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Room One

13' 3" into bay x 11' (4.04m into bay x 3.35m)
Double glazed bay window to the front elevation and radiator.

En-Suite

Comprising shower cubicle, wash hand basin, toilet, radiator and extractor fan.

Room Two

11' 9" x 9' 10" (3.58m x 3.00m)
Double glazed bay window to the front elevation and radiator.

En-Suite

Comprising shower cubicle, wash hand basin, toilet, radiator and extractor fan.

Fitted Kitchen

21' x 6' 11" (6.40m x 2.11m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point with

cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door leading to the rear garden.

First Floor Landing

Double glazed window to the side elevation, loft hatch and doors to:

Room Three

11' 8" x 11' 1" (3.56m x 3.38m)
Double glazed window to the front elevation and radiator.

En-Suite

Comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window to the front elevation.

Room Four

9' 11" x 9' 9" (3.02m x 2.97m)
Double glazed window to the rear elevation and radiator.

En-Suite

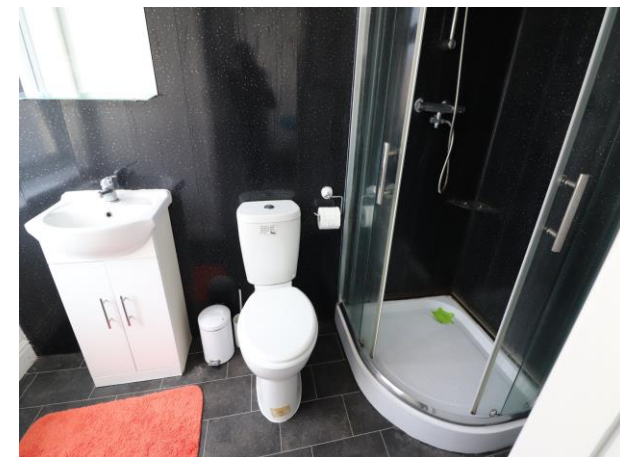
Comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window to the rear elevation.

Outside

Rear Garden

Low maintenance paved and stone garden with an outside w/c and rear access.





To view this property please contact Connells on

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38 New Union Street
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/COV322414



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