



UP Estates



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**6 Bedroom House - Semi-Detached**  
**located on Lesingham Drive,**  
**Coventry**  
**£300,000**

 **UP Estates**



6



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SIX-BEDROOM THREE-STOREY HOME | HMO LICENCE IN PLACE  
| NO UPWARD CHAIN | EXCELLENT INVESTMENT OR LARGE  
FAMILY HOME

Located on Lesingham Drive in CV4, this substantial three-storey property offers outstanding space and flexibility, with an HMO licence already in place with expected rent of £550 pcm per room, making it an excellent ready-made investment opportunity. The location provides superb transport links with easy access to the A45, Warwick University, and Tile Hill Train Station, making it highly attractive for student or professional tenants as well as large families.

The ground floor comprises a spacious living room leading through to a separate dining room with sliding doors opening onto the rear garden. A galley-style kitchen sits just beyond, with access to an inner hallway leading to a ground floor double bedroom and a convenient downstairs shower room.

On the first floor, there are two large double bedrooms with built-in storage, a further single bedroom, and a family bathroom. The second floor offers two additional well-proportioned double bedrooms, including a generous room with skylights, plus a spacious landing area adding to the sense of light and space.

Externally, the property benefits from a large, low-maintenance rear garden featuring a generous patio area and lawn, ideal for tenants or family use. To the front, there is a driveway providing off-road parking for multiple vehicles.

Offered with no upward chain, this is a rare opportunity to acquire a sizeable, income-generating property or versatile family home in a highly accessible Coventry location.

£300,000

- SIX-BEDROOM THREE-STOREY PROPERTY
- HMO LICENCE IN PLACE
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- GROUND FLOOR BEDROOM & SHOWER ROOM
- LARGE LOW-MAINTENANCE REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES
- EASY ACCESS TO A45
- CLOSE TO WARWICK UNIVERSITY & TILE HILL STATION





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lesingham Drive, Coventry





Total Area: 147.9 m<sup>2</sup> ... 1592 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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