



HR ESTATE AGENTS

6 Bedrooms

House - End Terrace

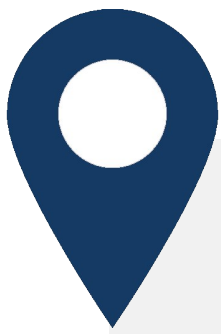
Offers Over

£340,000

Located in

Coventry





Prior Deram Walk

Coventry | CV4 8FS



Located just a short walk from the University of Warwick, this impressive six-bedroom, six-bathroom HMO represents an excellent opportunity for investors looking for a well-established property in a consistently popular location.

The property is currently fully let, generating an annual rental income of £36,800, which represents an attractive gross rental yield of approximately 10.8% based on the asking price. Importantly, the tenants are responsible for their own utility bills.

The accommodation is spacious and well maintained throughout, with six generously sized bedrooms and six bathrooms, complemented by a large kitchen/diner, conservatory and separate utility room. Externally, the property benefits from a good-sized rear garden, a private driveway and additional on-street parking.

Ideally positioned for the University of Warwick, the property is also within easy reach of local shops, supermarkets and transport links, making it particularly well suited to the student and professional rental market.

With a strong existing rental income, excellent yield and sought-after location, this is an attractive turnkey HMO investment with tenants already in place.

Prior Deram Walk

£340,000 Freehold



- 6 Bed 6 Bath HMO
- Walking Distance to Warwick University
- Great Condition Throughout
- Driveway and On Street Parking
- EPC Rating B
- Fully Rented £3,200PCM (Excluding Bills)
- Local Shops, Supermarkets and Transport Links
- Spacious Kitchen/Diner
- Well Proportioned Rear Garden



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band A

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	83	86
(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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