



 4
Bedrooms

 2
Bathrooms



****HMO**NO CHAIN**** Suttons Estate Agents is thrilled to present this 4-bedroom HMO property on Tile Hill Lane. With close proximity to Warwick University and Coventry City Centre, this mid-terrace home is ideal for investors or families looking for abundant space and high rental yield potential.

The ground floor welcomes you with a warm, extended layout featuring an entrance hallway that leads to a multi-functional bedroom/lounge. An airy, skylight kitchen comes fully fitted with a gas hob, oven, and appliance space, perfect for daily family meals or meal preps for tenants. A dedicated office/study offers a comfortable work-from-home space, while a convenient ground floor shower room adds flexibility.

Moving upstairs, three additional bedrooms and a modern family bathroom await, designed with easy maintenance in mind.

Outside, front and rear gardens provide ample space for relaxation, and a rear garage adds valuable storage or secure parking. The property has also been recently updated with a 2023-installed boiler, providing peace of mind for energy efficiency.

Ideal for families or HMO investors, this home offers a blend of quality living and investment potential.

Good to know:

EPC Rating: D

Internal area: 93 Square meters / 1,001 square foot.

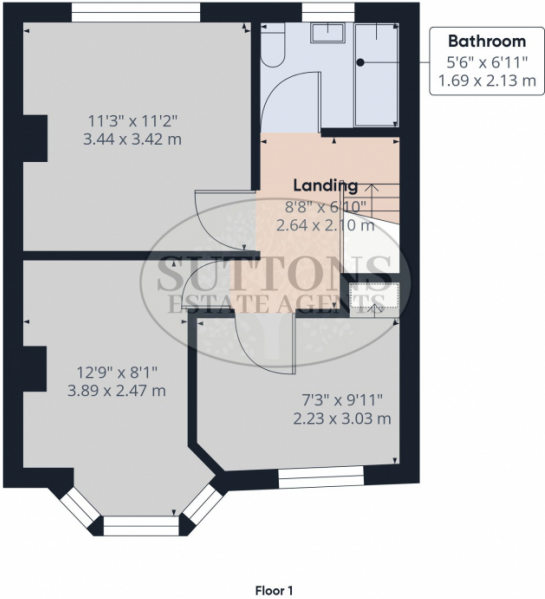
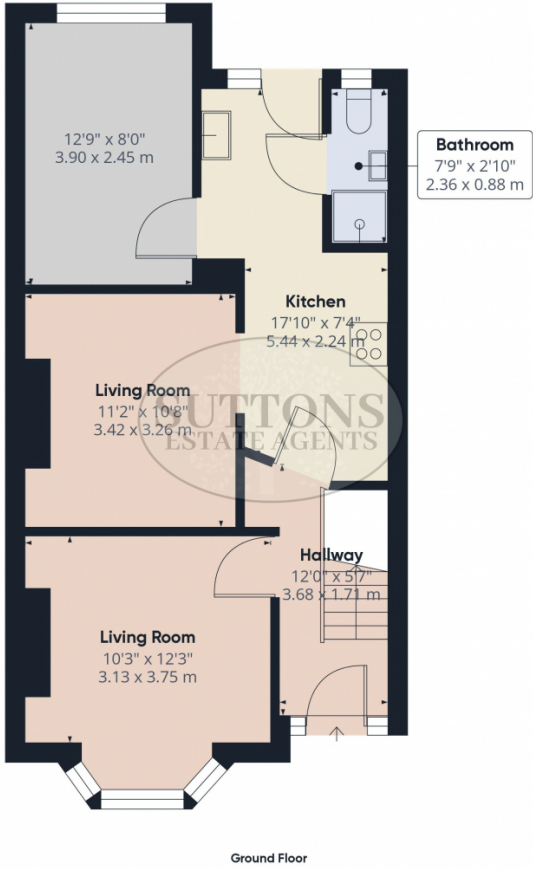
Loft space – not boarded, with lighting.

Parking – Garage to rear

Floor plan – Attached

If rented – we estimate £1,350pcm in current condition, if fully renovated we expect £1,500pcm

Boiler – installed 2023, and serviced Sept 2024.



Approximate total area^m
960.78 ft²
89.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Tile Hill Lane, Coventry, CV4

