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Hayton Green, Coventry

Offers Over £189,000 Freehold

Superb 3-Bed Semi-Detached in Canley, Coventry - Investment or Family Home

Description

Estate Culture is thrilled to present this outstanding 3-bedroom semi-detached house, ideally located at Hayton Green, Canley, Coventry, CV4.

This property represents an unmissable opportunity for savvy investors, particularly those considering a House in Multiple Occupation (HMO), given its prime proximity to Warwick University.

Non-Standard Construction: Please be advised this property is of BISF (British Iron & Steel Federation) steel-frame construction. Buyers must ensure they seek advice on obtaining suitable mortgage finance as not all lenders accept this type of construction.

Situated in the highly sought-after Canley area, offering easy access to Warwick University for students and faculty—an ideal candidate for an HMO conversion with strong rental yield potential.

Ample space for future expansion and enhancement (subject to planning), allowing you to maximise rental income or create a bespoke family home.

Currently configured with three comfortable bedrooms, a spacious open-plan kitchen/diner with garden access, and a separate living room—perfect for communal living.



Valuable garage with power and lighting, complemented by a convenient driveway and pleasant front/rear gardens.

Benefits from double-glazed windows throughout and gas central heating.

Property Details

Ground Floor: Welcoming Porch, Entrance Hall with under-stairs storage, Open Plan Kitchen/Diner, Versatile Living Room.

First Floor: Landing, Three Bedrooms (Bed 1 & 2 with built-in wardrobes), Modern Fully Tiled Shower Room (WC, basin, contemporary shower cubicle).

Exterior: Rear garden with patio and lawn, side access.

Don't miss out on the chance to acquire a property with such significant potential in a highly desirable location!

Viewing arrangements are strictly by appointment. For further information or to book a viewing of this exceptional opportunity, please contact Estate Culture Ltd.

Council Tax Band: A (Coventry City Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 Estate Culture Ltd - Head Office
 12 Holbrook Lane, Coventry, West Midlands CV6 4AB
 Tel: 02475186161 Email: info@estateculture.co.uk Website: <https://www.estateculture.co.uk/>