



## 42 Watersmeet Road, Coventry, CV2 3HX

Guide price £165,000



- Guide Price: £165,000
- \*7.8% RENTAL YIELD\*
- Producing £12,900 per annum
- Fitted kitchen and family bathroom
- Buy It Now option available
- Three-bedroom mid-terraced property
- Currently let at £1,075 PCM
- Spacious lounge and dining room
- Rear garden
- Buyer fees apply.

FOR SALE VIA THE MODERN METHOD OF AUCTION

7.8% RENTAL YIELD GUIDE PRICE: £165,000

A three-bedroom mid-terraced home offering two routes available to any purchaser — investor or owner-occupier — with full optionality between retaining the sitting tenancy or pursuing vacant possession via an existing Section 21 notice (served pre-1st May 2026). A rare position in the current

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