Tutis Estates



91a Nicholls Street, Coventry, CV2 4GR

Price £114,950

1 | 1 | 1 | D

- Rent: £820 pcm (£9,840 pa), periodic assured tenancy, tenant in situ
- Gross yield: 8.6% at the asking price
- Tenure: Freehold, so no ground rent or service charge
- Council Tax: Band A
- EPC: D (61), potential C (76) (assessed July 2026)
- Floor area: approx. 33 sq m (355 sq ft)
- No onward chain

Detached freehold in Hillfields: 8.6% gross yield, tenant in place, income from day one.

A rare chance to buy a detached one-bedroom freehold house close to Coventry city centre at an entry-level price. One-bedroom houses are scarce in this part of the city, and this one is a short walk from the centre and Coventry University, an area with steady rental demand from working tenants and postgraduates.







62 Holbrook Lane | | Coventry | West Midlands | CV6 4AB
02476 01 65 45 | info@tutisestates.co.uk | www.tutisestates.co.uk