

HMO INVESTMENT OPPORTUNITY

Perfectly positioned
just moments from the
University of Warwick

1,425 sq ft
(132.39 sq m)



18 Sheriff Avenue
Coventry
CV4 8FD

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

A RARE OPPORTUNITY TO ACQUIRE A FULLY LET LICENSED HMO

A rare opportunity to acquire a fully let 7-bedroom licensed HMO, ideally located for students attending the University of Warwick. Situated on the well located Sheriff Avenue, this well-presented property offers a turn-key investment with reliable, long-term income.

The property is currently fully let to student tenants for the academic year, delivering immediate rental returns with strong occupancy history. Its prime location offers excellent access to the University of Warwick campus, as well as local amenities, bus routes, and key transport links into Coventry city centre.

INVESTMENT SUMMARY

- 7 Bed HMO with Modern Communal Areas
- Fully Let with Established Student Tenants from 01/08/2025
- Prime Student Location - Proximate to Warwick University
- Licensed and Compliant HMO
- Attractive Initial Yield of 9.42% at £450,000

Offers in
Excess of

£450,000

Initial
Yield

9.42%

Current
Rental Income

£42,350 p.a.



THE PROPERTY IS CURRENTLY FULLY LET TO STUDENT TENANTS

The accommodation is arranged over two floors and includes seven well-proportioned bedrooms, a modern fitted kitchen, and well-maintained bathroom and communal areas - designed for student comfort and ease of management.

1,425 sq ft
Area (N.I.A)

7
Bedrooms

2
Floors

2
Bathrooms

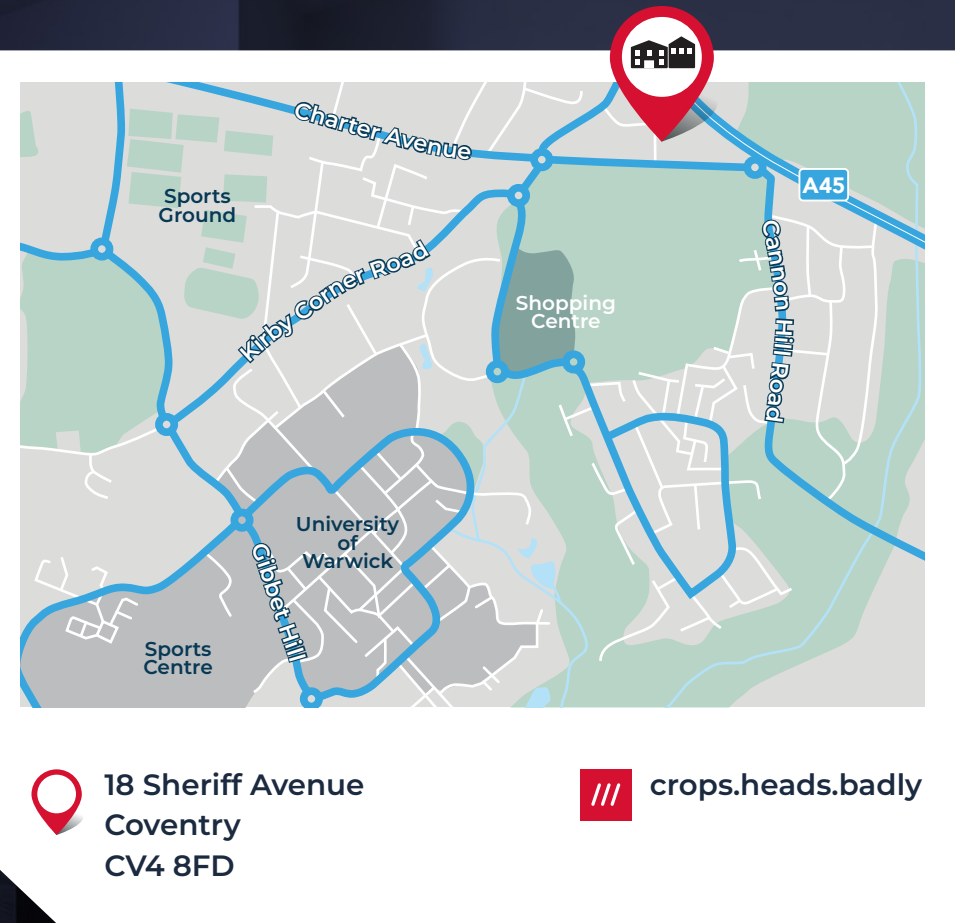


PERFECTLY POSITIONED JUST MOMENTS FROM THE UNIVERSITY OF WARWICK

18 Sheriff Avenue is ideally located in the highly desirable Canley area, just minutes from the University of Warwick and offering excellent access to Coventry city centre. This well-connected location combines the convenience of city living with a peaceful residential setting, making it a prime choice for investors.

Transport links are outstanding, with nearby access to the A45, M6, and M69, and Coventry Railway Station offering direct services to London and Birmingham. Birmingham Airport is just 10 miles away, further enhancing its connectivity.

The area is well-served by local amenities, shops, parks, and regular bus routes, with the University of Warwick within easy reach, making this property especially attractive for the student rental market.



Coventry City
Centre

4.2 miles

University
Campus

0.8 miles

Birmingham
Airport

9.8 miles

Coventry
Station

2.9 miles

Whether as a high-yield rental investment, long-term HMO, or even for potential future redevelopment (STPP), 18 Sheriff Avenue offers versatility, strong returns, and an excellent location for capital growth.

FURTHER INFORMATION

TENURE

Freehold under Land Registry
Title number WK193587.

TENANCY

The property is let under a single AST agreement to 7 individuals for a fixed term of 365 days, from 1st August 2025. The current rent is £42,350 per annum.

The Landlord is responsible for Gas, Electricity, Water and Internet. Tenants are responsible for Council Tax where they are not exempt as students,

All tenants are currently students at the University of Warwick. A rent deposit of £3,850 has been lodged and each occupier has provided a guarantor.

EPC

The property has EPC rating C. A copy of the certificates can be provided upon request.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2025

VAT

We are advised that the property is not registered for VAT (Value Added Tax.).

LEGAL COSTS

Each party to pay its own legal costs in this transaction.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.



VIEWING

By appointment through the sole agent.



David Penn

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