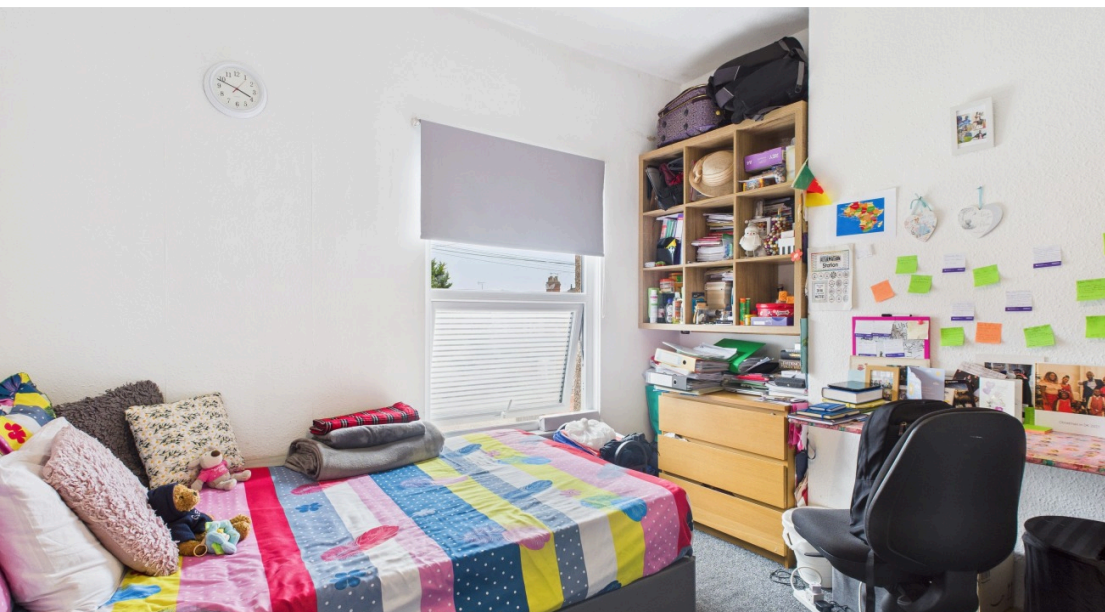


Offers over £165,000
Newham Road, Stoke CV1 5BB





Investor Information:

Fully licensed HMO (licence valid until 2027) currently let to long-term, reliable tenants who maintain the property to a high standard.

- **Flat 1:** £595pcm on a periodic tenancy. Tenant is a local college lecturer and happy to renew for another 12 months.
- **Flat 2:** Previously let at £550pcm. Tenant is vacating end of October; excellent history. Ideal for a new tenant who fits well with the house dynamic.
- **Flat 3:** £480pcm, long-term tenant who works nights, keeps flat in immaculate condition.

Communal areas are kept clean via tenant rota. No issues with noise or rubbish; garden and bins well maintained.

Council tax is paid jointly by tenants under a single account.

Running costs: Wi-Fi ~£21pcm, gas/electricity ~£149pcm , water ~£387.52 (paid twice yearly).

Modern Baxi boiler (2-3 years old, recently serviced), new double-glazed windows with 10-year warranty, and compliant rear stair installation for fire safety.

SPACIOUS 3-BEDROOM HMO TERRACED PROPERTY – HIGH YIELD INVESTMENT WITH INDIVIDUAL ENSUITES

Situated in Stoke, the heart of Coventry's CV1 district, this well-presented three-bedroom HMO terraced home presents an outstanding opportunity for motivated investors seeking strong rental returns. Each bedroom benefits from its own ensuite facilities, private kitchen unit, and generous living space. The property holds a valid HMO licence, ensuring compliant multi-occupancy use, and is ideally located within walking distance of Coventry University, the city centre, and excellent transport links.

Key Features

- 3-bedroom HMO property in CV1 with a valid 5-year HMO licence (until 2027)
- Each apartment has its own ensuite, kitchen unit and appliance space
- Additional shared ground-floor kitchen with dining space and tenant storage cupboards
- Excellent location – walkable to Coventry University, train station & city centre
- Currently generating £1500 per month combined | EPC: D | Council Tax: A

Description

This spacious and versatile terraced property has been adapted into a fully compliant and well-presented three-bedroom HMO, making it a ready-to-go investment with no immediate work required.

Each of the three self-contained rooms is generously sized to accommodate a double bed, personal kitchen unit (including sink, cupboard storage, microwave space, and appliance connections) and an ensuite shower room with WC. The ground floor apartment is the largest, benefiting from direct access to the rear garden and a full bathroom with a bath.

A shared kitchen is located at the front of the property, equipped with oven, hob, freestanding fridge space and allocated cupboard storage for each tenant. There is also room for a dining table and chairs, making it a sociable and functional space for shared living.

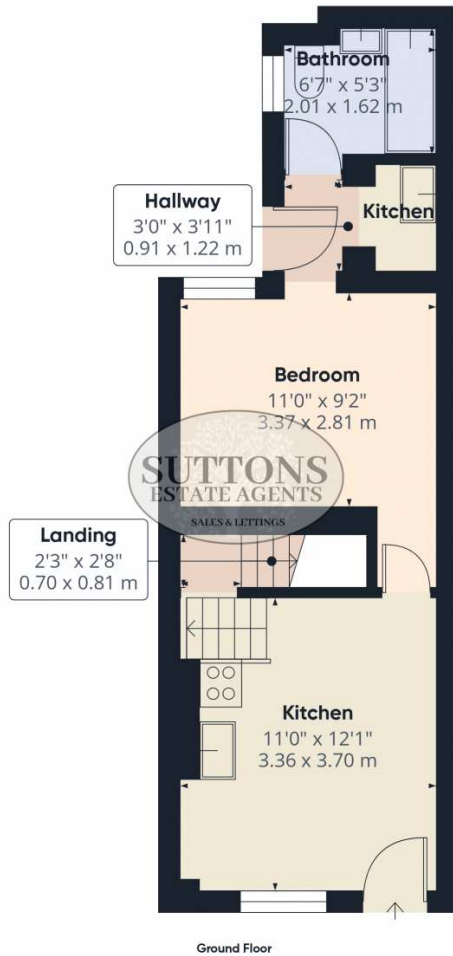
Externally, the property features a fully paved and well-kept garden, perfect for low-maintenance outdoor relaxation.

Prime Location

Positioned in the highly convenient CV1 postcode, this property is just a short walk from Coventry University, the city centre, Coventry Train Station with excellent public transport links. Local shops, supermarkets, and restaurants are all close by, with multiple bus routes connecting to surrounding areas.

Why Buy Here?

With a valid HMO licence until 2027, consistent rental income of £1,500 per month and minimal maintenance needs, this property presents an outstanding investment opportunity. Its proximity to key amenities, educational institutions, and transport hubs makes it ideal for attracting both student and professional tenants. The ensuite and kitchen facilities in each room further enhance its rental appeal, ensuring strong demand year-round.



Approximate total area^m
324 ft²
30.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Newham Road, Stoke CV1 5BB

