



Holyhead Road, Spon End Coventry CV1 3AA Open To Offers £630,000

Exceptional 7-Bedroom, 7-Bathroom HMO Investment Opportunity

This mid-terrace property has been fully converted and finished to a high modern standard, offering an outstanding opportunity for investors. Comprising seven double bedrooms, each with a private en-suite bathroom and its own kitchenette, the property has been thoughtfully designed to maximise tenant comfort and independence.

Just three years ago, the house underwent a comprehensive back-to-brick renovation, ensuring a solid structure and contemporary finish throughout. The communal areas, including a modern fitted kitchen, provide additional shared facilities while maintaining a balance between privacy and community living.

The property is currently fully let, with all rooms rented at £750 per calendar month (inclusive of bills), generating a gross annual rental income of £63,000. Based on the guide price of £630,000, this equates to a gross yield of 10%, making this an excellent turnkey investment.



Communal Lounge/Kitchen
30'4" x 7'2" (9.24m x 2.18m)

Bedroom 1
12'0" x 14'9" (3.65m x 4.50m)

En-suite
3'2" x 7'4" (0.96m x 2.23m)

Bedroom 2
13'5" x 14'2" (4.09m x 4.32m)

En-suite
5'5" x 4'9" (1.65m x 1.45m)

Bedroom 3
18'2" x 11'0" (5.53m x 3.35m)

En-suite
2'11" x 7'3" (0.89m x 2.22m)

Bedroom 4
10'11" x 13'4" (3.33m x 4.07m)

En-suite
2'11" x 7'3" (0.90m x 2.22m)

Bedroom 5
6'7" x 16'5" (2.00m x 5.01m)

En-suite
5'8" x 6'7" (1.73m x 2.01m)

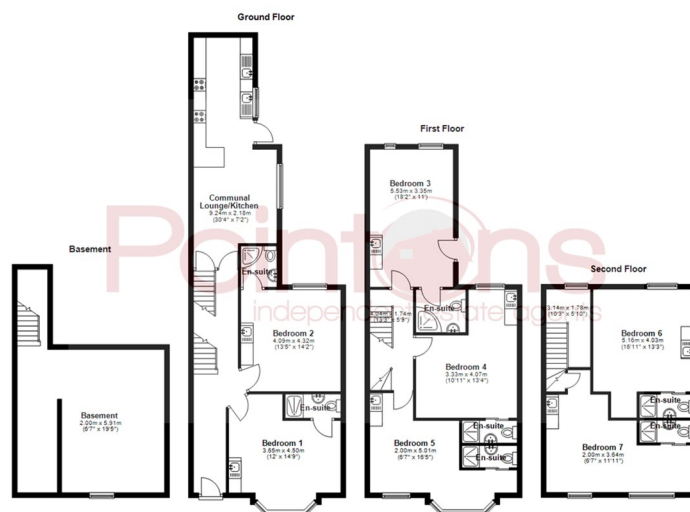
Bedroom 6
16'11" x 13'3" (5.16m x 4.03m)

En-suite
2'11" x 7'1" (0.90m x 2.17m)

Bedroom 7
6'7" x 11'11" (2.00m x 3.64m)

En-suite
3'1" x 7'1" (0.94m x 2.17m)

Basement
6'7" x 19'5" (2.00m x 5.91m)



All floor plans are for guidance only and not to scale.
Please contact us for more information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

