



**Melbourne Road
Coventry , CV5 6JP
Asking Price £199,950**



DETAILS

No Upward Chain Attractive mid-terrace 3 Bedroom property located in the popular area of Earlsdon in Coventry. This property is currently operating as a fully licensed HMO with a renewal completed recently.

Tenants currently in situ with their tenancy ending in June 2026. A new tenancy has been lined up from July 2026. Further details on the tenancies including rental figures are listed under 'Current Property Status'

Accommodation comprises in brief;

ENTRANCE HALLWAY

Enter through a UPVC door into entrance hallway, with stairs leading to first floor and doors leading to;

BEDROOM 1

7'6" x 11'2" (2.31m x 3.42m)

COMMUNAL LIVING AREA

11'2 x 11'11 (3.40m x 3.63m)

KITCHEN

20'7 x 6'2 (6.27m x 1.88m)

BATHROOM

5'4 x 11'9 (1.63m x 3.58m)

STAIRS & LANDING

Carpeted stairway leading to small landing and;

BEDROOM 2

11'2 x 11'11 (3.40m x 3.63m)

Overlooking the rear of the property

BEDROOM 3

11'2 x 10'10 (3.40m x 3.30m)

Overlooking the front of the property.

FRONT GARDEN

Small paved area at the front of the building, currently used for storage of bins.

REAR GARDEN

Low maintenance gravel garden with slabbed patio.

CURRENT PROPERTY STATUS

The property is currently let out to a group of University Students as a compliant Licensed HMO, with a rent of £1739 per calendar month. The tenants are responsible for their own household bills. This tenancy ends in June 2026.

A new tenancy is lined up to start on 1st July 2026, with a rent of £1870 per calendar month. The incoming tenants are students at Warwick University. Alternatively, the property can be sold as vacant possession.

The Landlord has a current HMO licence until March 2031. Please note that this is not transferrable and any new owner would need to apply for their own HMO Licence.

To comply with Council HMO standards, the property has been fitted with fire doors throughout and has gas and electric safety certification as well as meeting Energy Performance levels.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

