

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



262 Princes Road, Penkhull, Stoke-On-Trent, ST4 7JP

£320,000

- Fullu Let HMO
- Well Equipped Shared Kitchen
- Communal Living Areas
- Scope To Increase No. Of Lettable Rooms
- 6 Bedrooms With En-Suites
- Separate Utility Room
- Current Income £2575pcm
- Convenient Location

An excellent opportunity to acquire a fully let six-bedroom HMO situated in the popular residential area of Hartshill, offering an immediate income-producing investment with further potential to enhance returns.

The property comprises six well-proportioned letting rooms, each benefiting from its own private en-suite, making it an attractive option for tenants and helping to maximise occupancy. In addition, the property offers generous communal accommodation, including a well-equipped shared kitchen, comfortable communal living areas and a separate utility room, providing a practical and convenient living environment.

Currently generating an income of £2,575 per calendar month, this established HMO offers an attractive yield from day one. Furthermore, the layout presents scope to increase the number of lettable rooms, subject to the necessary planning permissions and regulatory approvals, providing an exciting opportunity for investors to further enhance the property's earning potential.

Ideally positioned within easy reach of the Royal Stoke University Hospital, Newcastle-under-Lyme, Stoke-on-Trent city centre, Staffordshire University and excellent transport links, the property is well placed to attract a consistent demand from healthcare professionals, students and working tenants alike.

A turnkey investment with strong existing returns and clear asset management opportunities, early viewing is highly recommended.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Timber external door. Radiator. Stairs to the first floor.

BEDROOM ONE

15'3 x 11'10 (4.65m x 3.61m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

6'1 max x 6'0 max (1.85m max x 1.83m max)

Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

BEDROOM TWO

10'0" x 9'0" (3.05 x 2.74)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

CLOAKROOM/WC

COMMUNAL KITCHEN

11'5" x 10'3" (3.48m x 3.12m)

Range of wall cupboards and base units with two integrated ovens and hobs and extractor. Tiled splash back. Two radiators. Tiled floor. UPVC double glazed rear door.

DINING AREA

16'5 x 12'3 (5.00m x 3.73m)

Fitted carpet. Two radiators. UPVC double glazed window.

COMMUNAL ROOM

12'9 max x 11'8 (3.89m max x 3.56m)

Fitted carpet. Radiator. UPVC double glazed window.

LAUNDRY ROOM

11'10 x 8'10 (3.61m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed door and window.

UTILITY ROOM

8'10" x 7'11" (2.69 x 2.41)

Vinyl flooring. Radiator. Plumbing for washing machine.

BEDROOM THREE

12'3 x 8'10 (3.73m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

11'4 x 6'0 (3.45m x 1.83m)

Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc. UPVC double glazed window. Store cupboard.

BEDROOM FOUR

12'4" x 11'10" (3.76m x 3.61m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard

EN-SUITE SHOWER ROOM

7'4 x 3'7 (2.24m x 1.09m)

Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

BEDROOM FIVE

12'7" x 11'1" (3.84 x 3.38)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

BEDROOM SIX

11'8" x 10'3" (3.56 x 3.12)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

OUTSIDE

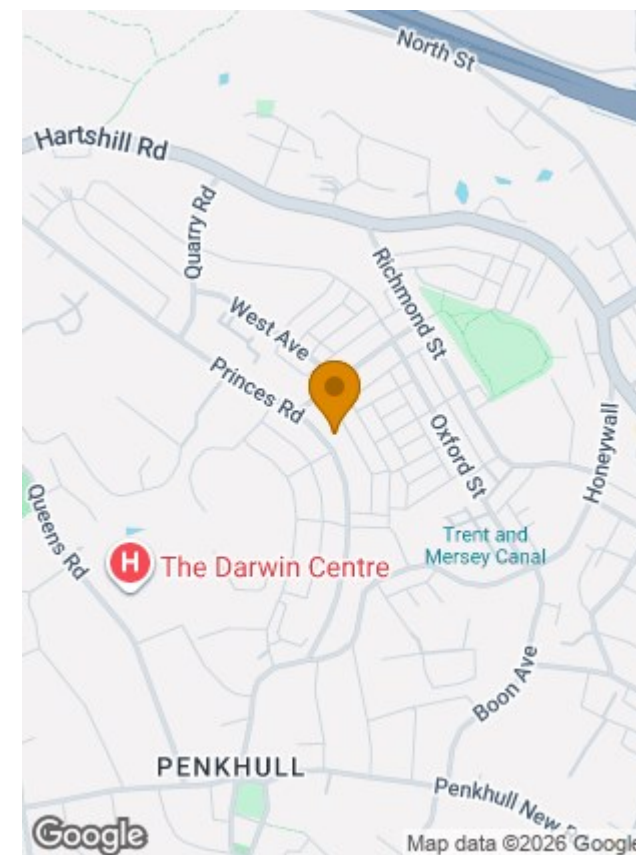
Low maintenance garden.

N.B. Images shown are AI-generated visualisations and do not represent the property's current condition.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

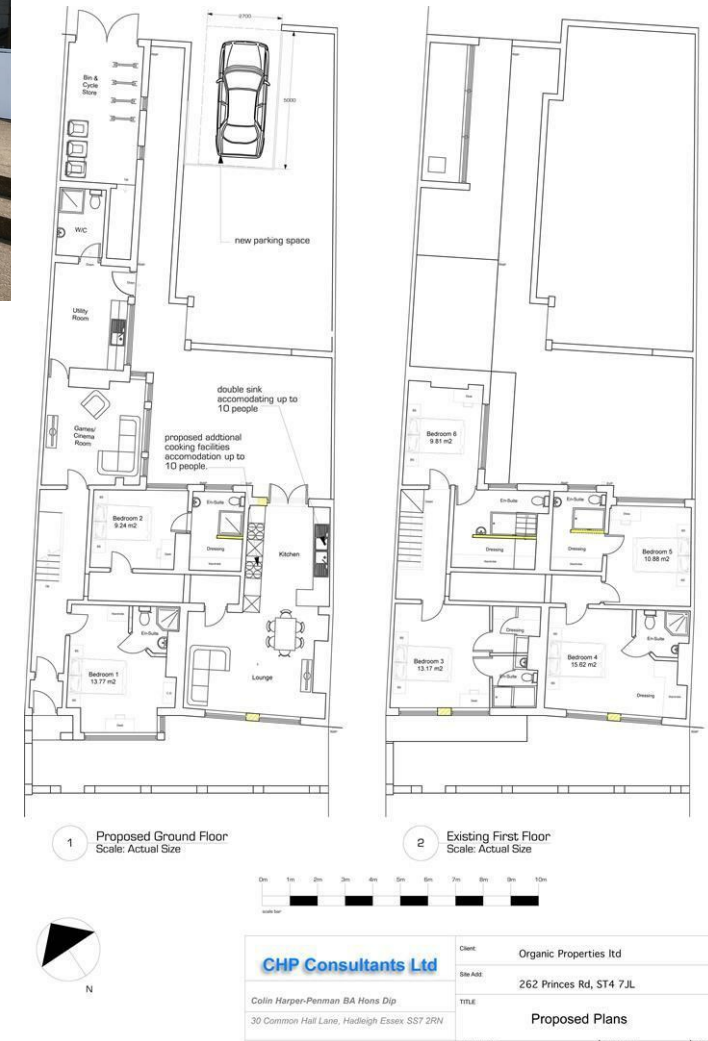
Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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