

- End terrace freehold house
- Five-bedroom licensed HMO (LN/221000801)
- 11% Gross annual yield (£30,840.00)
- Approximate extent of 1,227 SQFT
- See legal documents for tenancy agreements
- Coventry, West Midlands
- EPC D
- Auction Friday 13 February 2026



*Register to bid*

## Auction guide £280,000

### Lot 130 - 87 Ashington Grove Coventry West Midlands CV3 4DD

A five-bedroom end terrace house configured as a licensed House of Multiple Occupancy (Section 64, Housing Act 2004, LN/221000801) with a gross annual yield of 11% (£30,840.00) and fully let with an approximate extent of 1,227 SQFT in Coventry, West Midlands. (Title number: MM92853)

**FOR SALE BY AUCTION:** To be sold by public auction on the instructions of the owner. A five-bedroom end terrace house configured as a licensed House of Multiple Occupancy (Section 64, Housing Act 2004, LN/221000801) with a gross annual yield of 11% (£30,840.00) and fully let with an approximate extent of 1,227 SQFT in Coventry, West Midlands. To be sold by public auction on Friday, 13 February 2026, via a 2-hour online bidding window.

**Auctioneer's comments:** 'An opportunity to bid for and buy a professionally run and fully let five-bedroom HMO with a good yield and track record in Coventry. Ideal for investors looking for boosted income.'

**Auction date**

The property is to be sold by public auction on Friday, 13 February 2026, via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 60 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Five-bedroom HMO, end terrace house, 1227 SQFT, 11% gross annual yield

**Location**

Coventry, West Midlands, 2.3 miles to Coventry railway station

**Accommodation**

Ground floor: three bedrooms\*, kitchen, shower room

First floor: two bedrooms\*, reception room, shower room

\*See floor plan for room measurements

**Outside:**

Front drive, rear access via alleyway, rear garden, shed

**EPC rating**

D

**Tenure**

Freehold

Title number: MM92853

**HMO Licensing**

Section 64 Housing Act 2004 license number: LN/221000801

Five households and six residents permitted

Managed by Co:Home 20-22 Wenlock Road, London N1 7GU

**Tenancies and income**

Room 1: £505.00 PCM

Room 2: £520.00 PCM

Room 3: £520.00 PCM

Room 4: £520.00 PCM

Room 5: £505.00 PCM

Total: £2,570.00 PCM (£30,840.00 PA)

See the legal documents for the tenancy agreements

**Local authority and council tax band**

Coventry City Council

Council tax band: B

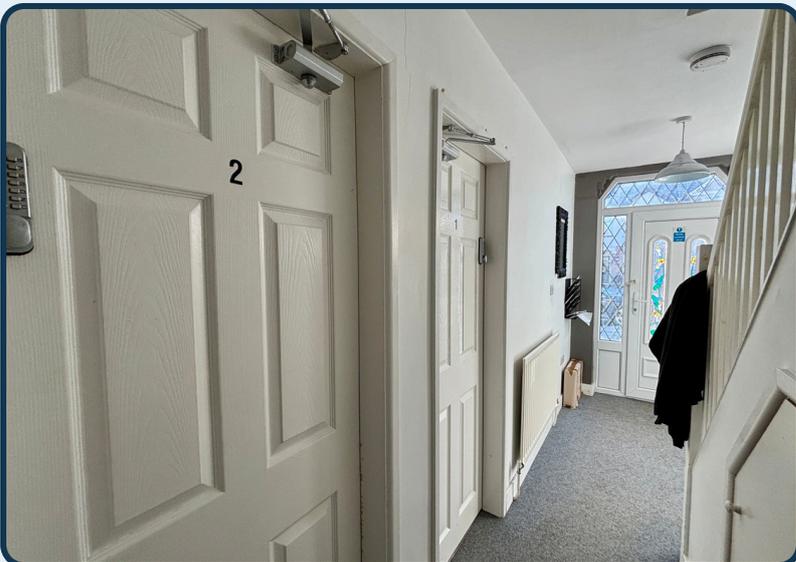
**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

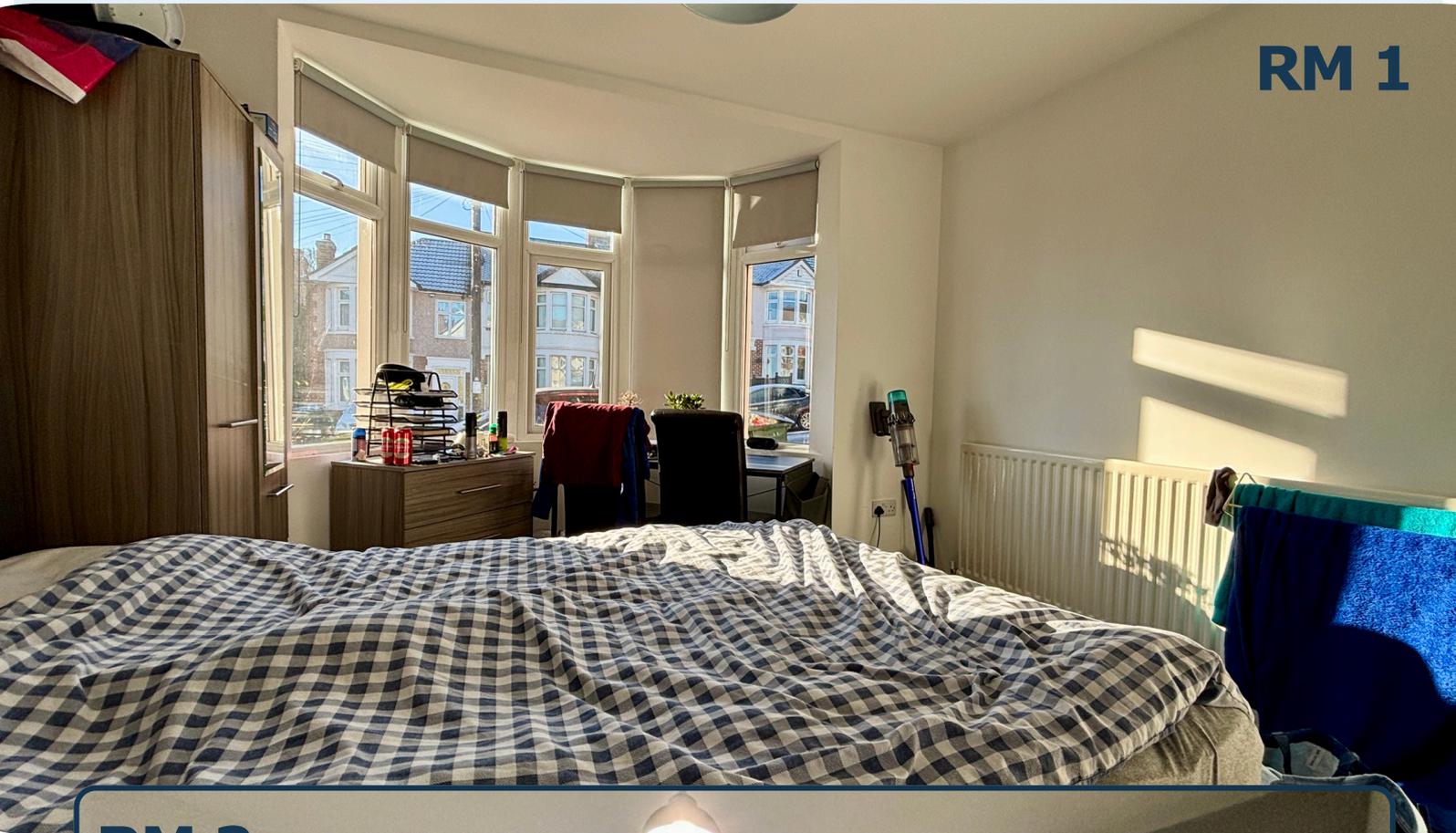
**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.

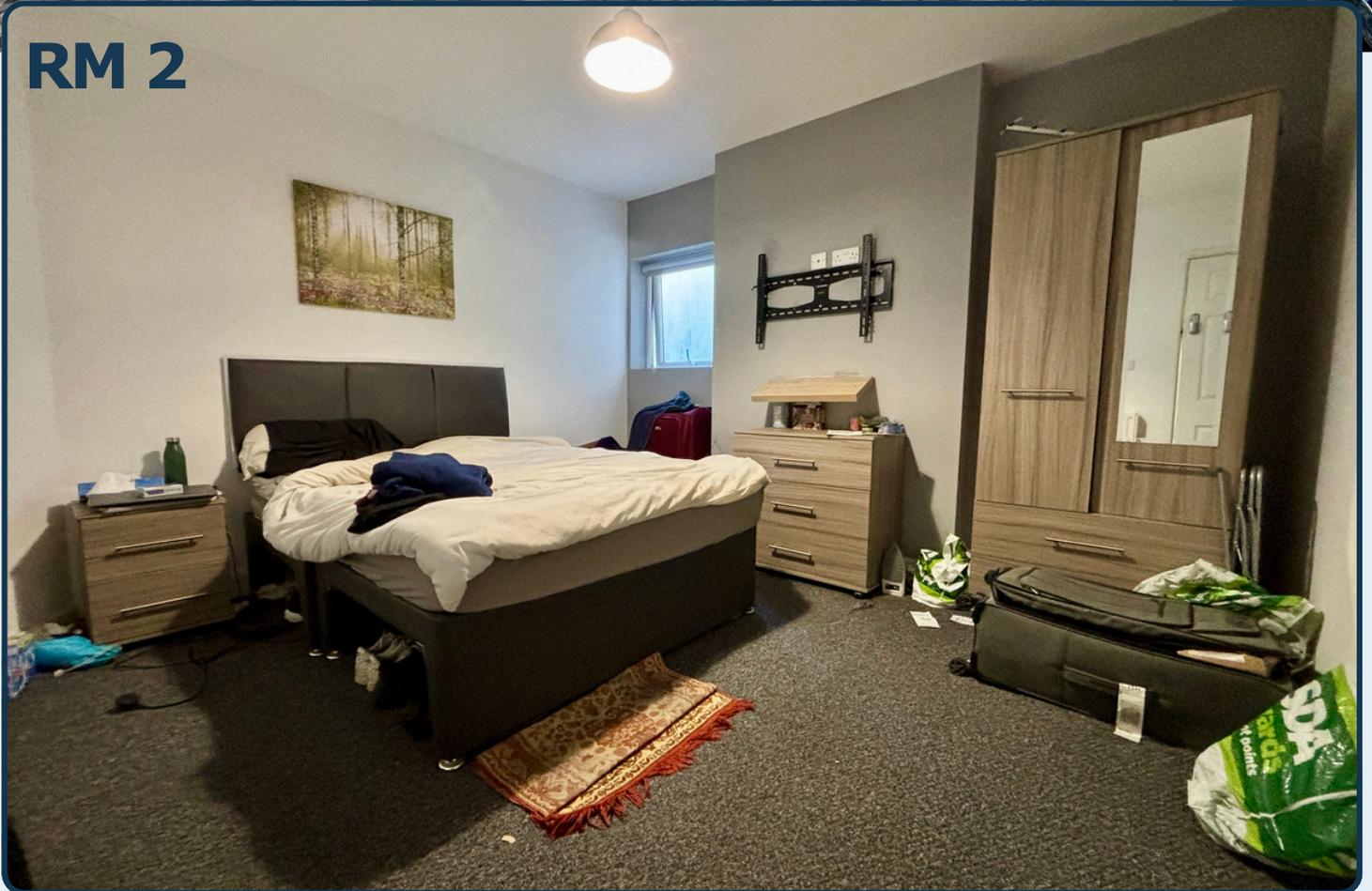




RM 1



RM 2



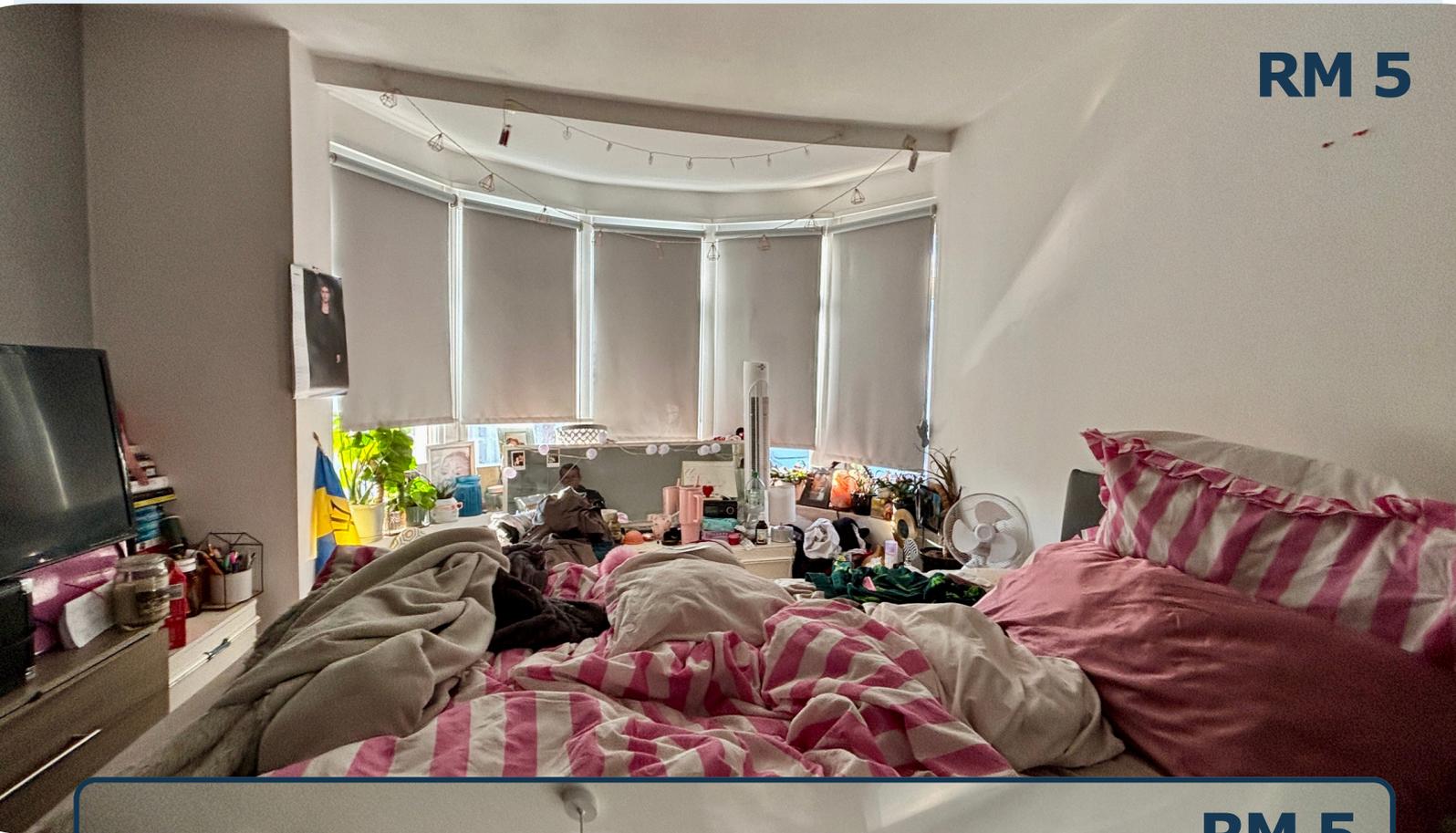
RM 3



RM 4



RM 5

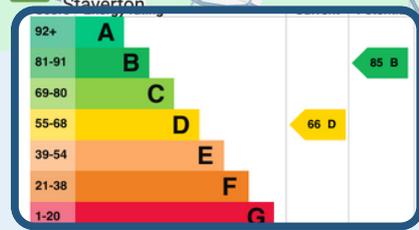
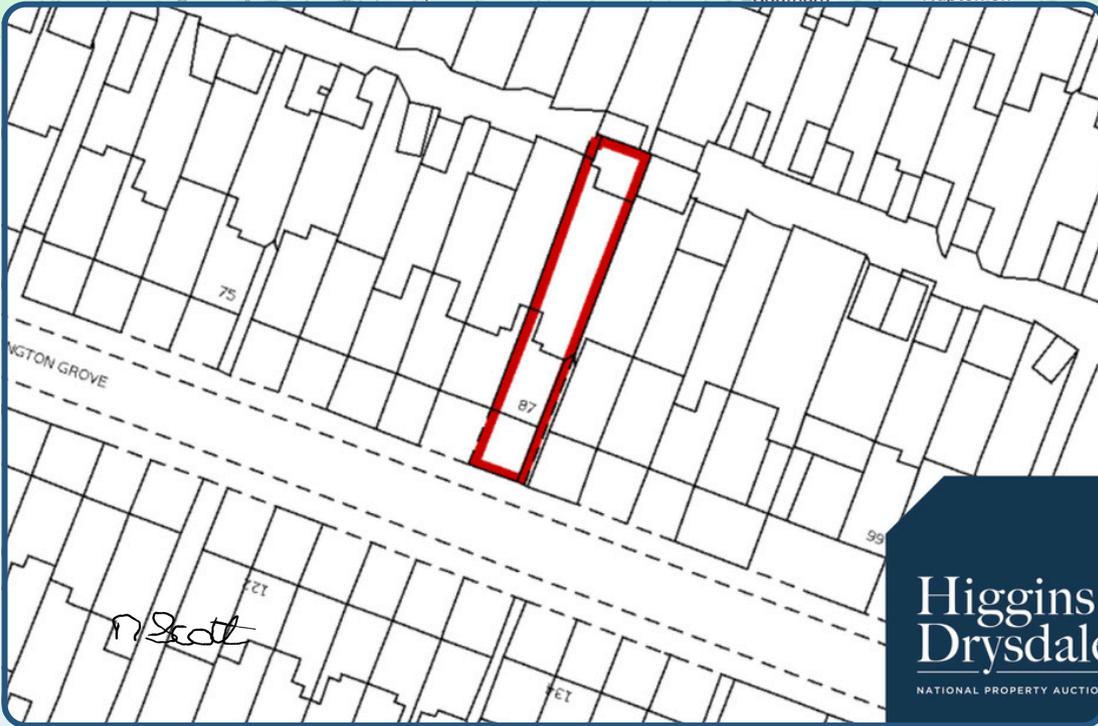


RM 5





**Higgins Drysdale**  
NATIONAL PROPERTY AUCTIONS



*Book to View*

*M Scott*

**Higgins Drysdale**  
NATIONAL PROPERTY AUCTIONS

# CERTIFICATE *of* SIGNATURE

REF. NUMBER  
NH2EY-4TPAA-FV5VJ-2WQWU

DOCUMENT COMPLETED BY ALL PARTIES ON  
11 JAN 2026 19:23:45  
UTC

## SIGNER

**NIALL SCOTT**

EMAIL  
NJSPROPERTIES@HOTMAIL.COM

SHARED VIA  
LINK

## TIMESTAMP

SENT  
09 JAN 2026 12:53:56

VIEWED  
09 JAN 2026 12:54:49

SIGNED  
11 JAN 2026 19:23:45

## SIGNATURE



IP ADDRESS  
51.155.224.244

LOCATION  
RICHMOND, UNITED KINGDOM

