Shakleton Road
Coventry , CV5 6HU
Asking Price £320,000

HOMEMAKER PROPERTIES

DETAILS

An operational and licensed HMO located in the Earlsdon area of Coventry (CV5), which has an Article 4 Direction on HMO's. The property consists of five ensuite rooms and is currently fully tenanted and offers an investment opportunity with income from the moment the sale completes.

Accommodation comprises of;

Entrance Hallway

Bedroom 1
7'11" x 9'10" (2.42 x 3.00)

Kitchen / Communal Area
28'2" x 10'11" (8.59 x 3.35)

WC

First Floor Landing
With stairs leading up from ground floor and stairs leading up to second floor.

Bedroom 2
11'4" x 9'8" (3.46 x 2.95)

Bedroom 3
11'4" x 7'8" (3.46 x 2.36)

Second Floor Landing

Bedroom 4
11'4" x 11'7" (3.46 x 3.54)

Bedroom 5
11'4" x 7'9" (3.46 x 2.38)

INVESTMENT OPPORTUNITY

The property is located in the Earlsdon (CV5) area of Coventry where there is an Article 4 Direction on HMO's. The property has been operating as a HMO for a number of years and is fully licensed.

All rooms are currently occupied and the owner is receiving £2,625PCM Gross Rental Income. From September 2026, a let has been agreed with gross rental income at £2,825PCM (Each ensuite room at £565PCM).

All rooms are let on individual tenancy agreements, these can be provided. A Certificate of Lawful Development is in place and a copy can be provided.

FURTHER DETAILS

Energy Performance Rating is currently C. Council Tax is payable to Coventry City Council and the band is A.

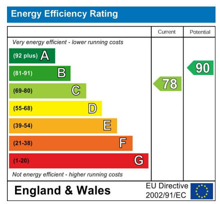
Viewing is strictly by appointment only. Please contact our office to arrange.

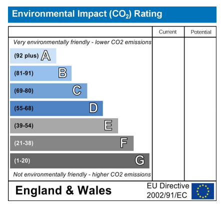
DISCLAIMER

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 REGULATIONS

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.





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