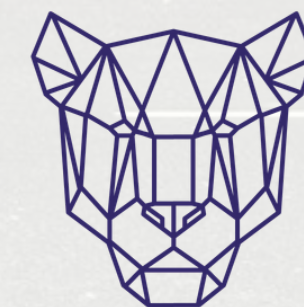




Guide Price: £200,000

Birch Terrace, ST1 3JN

 x5  x1  x5



**PANTERA
PROPERTY**



Pantera Property are delighted to offer to the market a two-storey townhouse configured as a licensed five-bedroom HMO, permitting a maximum of 7 residents for occupation across the five-bedrooms. The property provides 1,785 sq.ft. of adaptable accommodation.

Property description

The property is fully let, producing £2,665 per calendar month (£31,980 per annum). Four of the five let rooms are inclusive of council tax and utility charges, whilst Room 4 is let exclusive of these costs.

The accommodation comprises five en-suite bedrooms, a communal kitchen/dining area, a first-floor kitchenette and a utility room on the lower ground floor. Externally, the property benefits from two off-street parking spaces and access to a shared rear garden.

Lower Ground Floor

- Utility Room.

Ground Floor

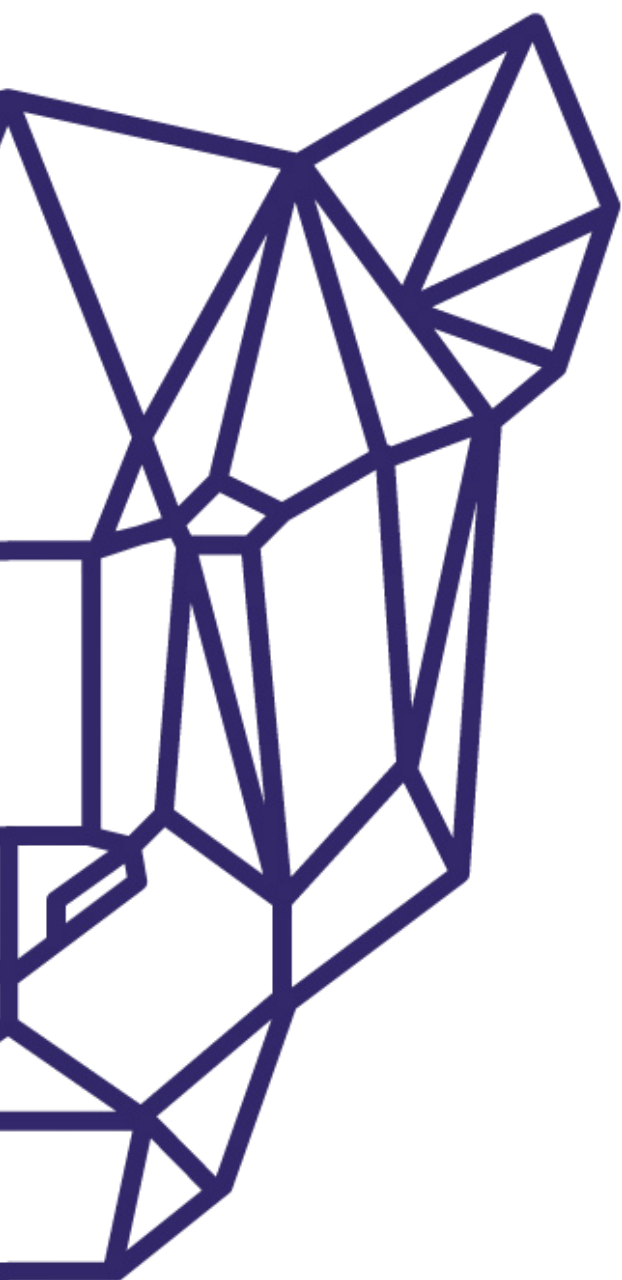
- Communal Kitchen/Dining Room, WC, two en-suite bedrooms and hallway with staircase rising to the first floor.

First Floor

- Landing, three en-suite bedrooms and kitchenette.

Please call the office on 0330 118 6610 and ask for George for any further details.





Additional Information

Local Authority:
Stoke-on-Trent City
Council

Council Tax:
Band = A

Tenure:
Freehold

Size:
1,785 sq.ft

Location

Birch Terrace is located within easy reach of local shops, amenities, and transport links. The property offers convenient access into Stoke-on-Trent city centre, major bus routes, and nearby employment hubs, making it a strong choice for both tenants and investors.

The HMO Licence is issued for a period of 5 years and shall remain in force from the 20/9/2022 until and including 19/9/2027 - Permitting a maximum of 7 residents for occupation.

Viewing

Please contact George at
Pantera Property to arrange on
0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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