



PROPERTY  
SERVICES  
LIMITED



# 117 Sovereign Road , Coventry, CV5 6JB

Offers Over £350,000



Sovereign Road, Earlsdon – Fully Let 6-Bed HMO | £42,696 p.a. | EPC C | Expansion Potential Offers Over £350,000 | Freehold | Council Tax Band B

## The Investment at a Glance

£3,558pcm gross rental income (bills inclusive)

£42,696 p.a. income from 6 tenanted en-suite rooms

Fully let to long-term HS2 engineers – strong, stable tenancies

Freehold 6-bed HMO – licensed, fully furnished, and compliant

EPC C – fully aligned with 2025 MEES regulations

Large driveway + double garage – scope for additional income or supported living conversion (STPP)

Located in Coventry's high-demand Earlsdon district – walkable to city centre, train station, shops & Coventry University

## Property Features

6 Double Bedrooms, each with private en-suite shower room

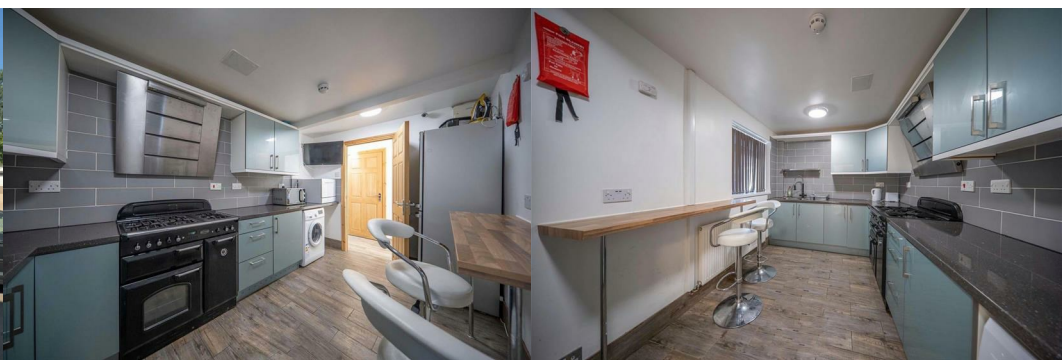
Large communal kitchen/diner with modern appliances

Spacious, light-filled shared lounge

Flat-screen TVs and intercom entry system in every room

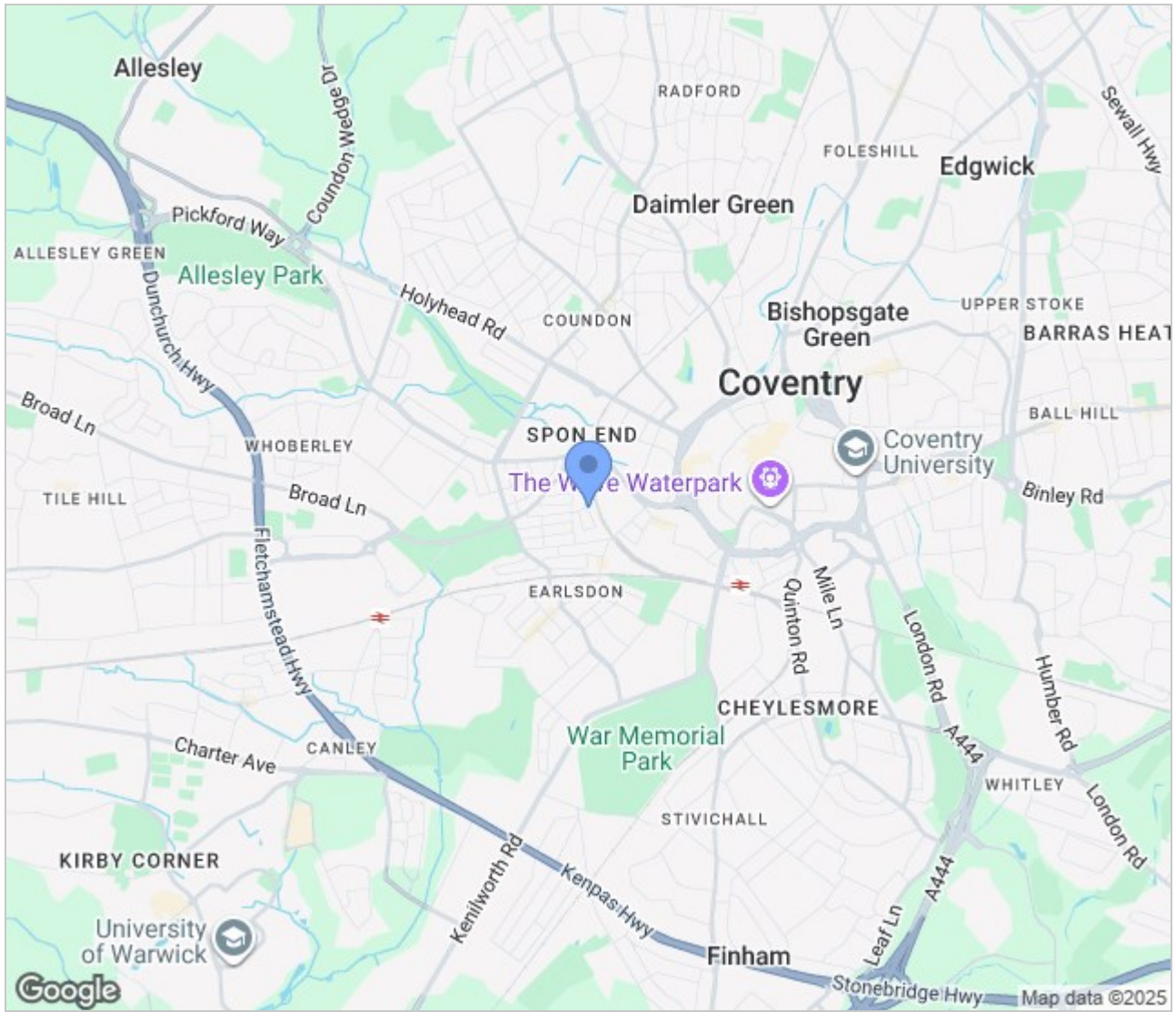
Stylish wood-effect flooring throughout

Low-maintenance rear yard

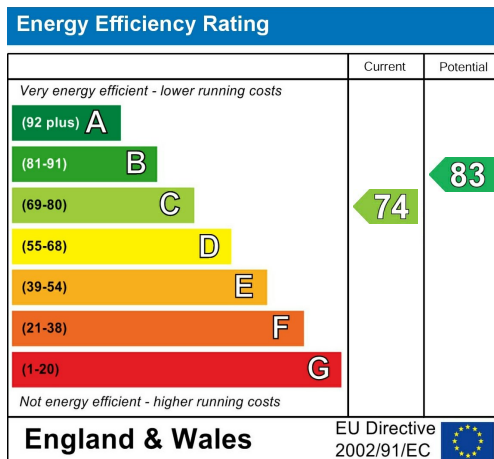




## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

GLB Property Services Ltd  
9 Hay Lane  
Coventry, CV1 5RJ

T. 02476 433416

info@glbpropertyservices.com  
www.glbpropertyservices.com

