



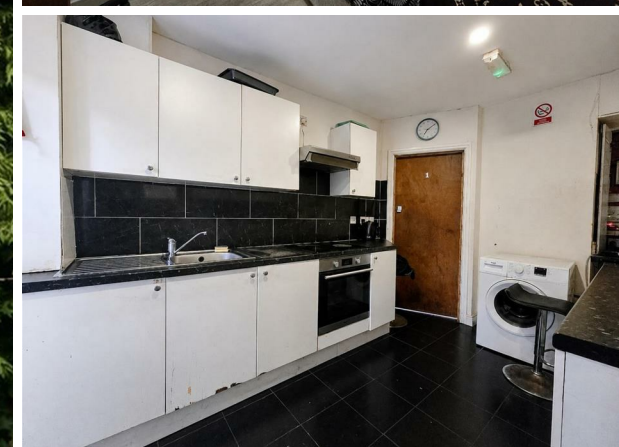
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**Burlington Road, Stoke**  
**Offers Over £235,000**



An excellent opportunity to acquire an established four-bedroom en-suite HMO, offered for sale with tenants in situ and a separate parcel of land included within the sale.

The property is currently licensed as an HMO for up to five occupants, with the licence running until June 2027. Three of the four rooms are presently occupied, with a potential gross rental income of £1,850 per calendar month (£22,200 per annum) when fully let. At the asking price, this represents a potential gross yield of approximately 9.45%.

Arranged over two floors, the accommodation extends to approximately 845 sq. ft. and comprises an entrance porch and hallway, four individually let bedrooms, each benefiting from a private en-suite shower room, a fitted communal kitchen and a separate dining/communal room. Outside is a generously sized enclosed rear garden.

Tenants pay for their individual electricity usage through sub-meters, while gas, water, council tax and broadband are included within the rents.

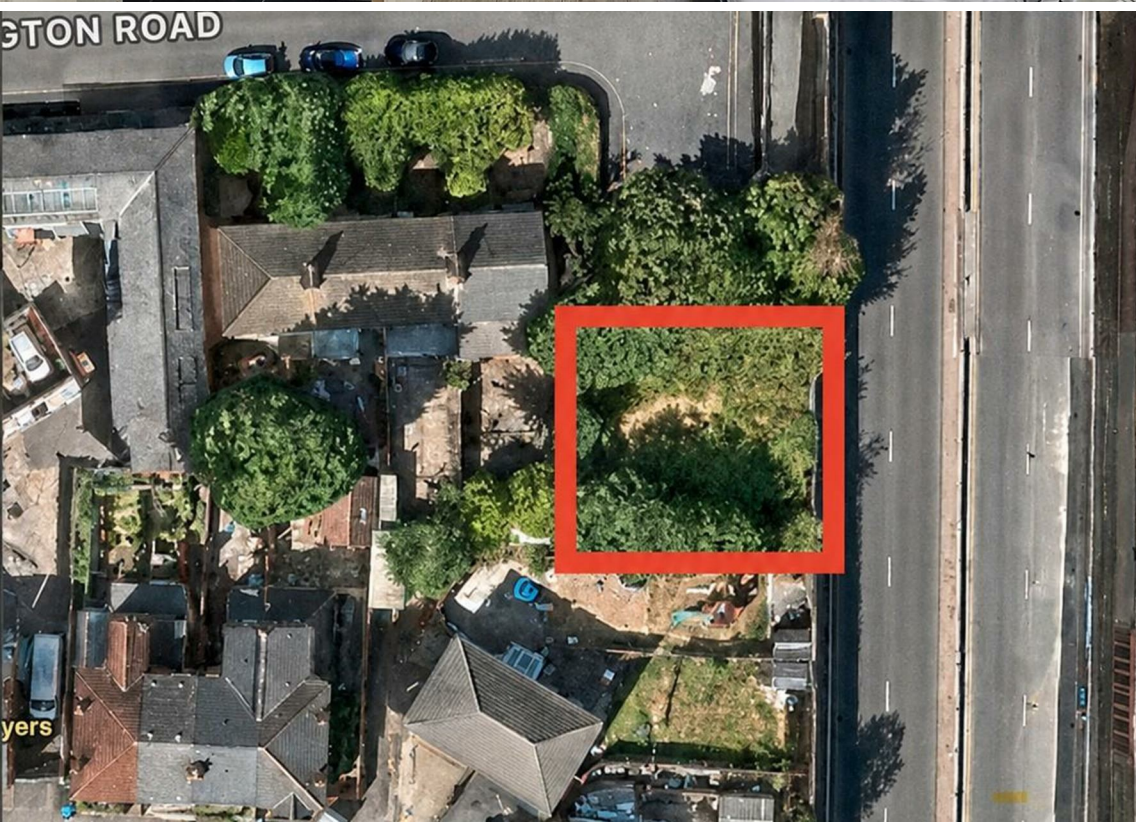
The sale also includes a parcel of land held under a separate title, offering possible longer-term potential, subject to all necessary planning and other consents.

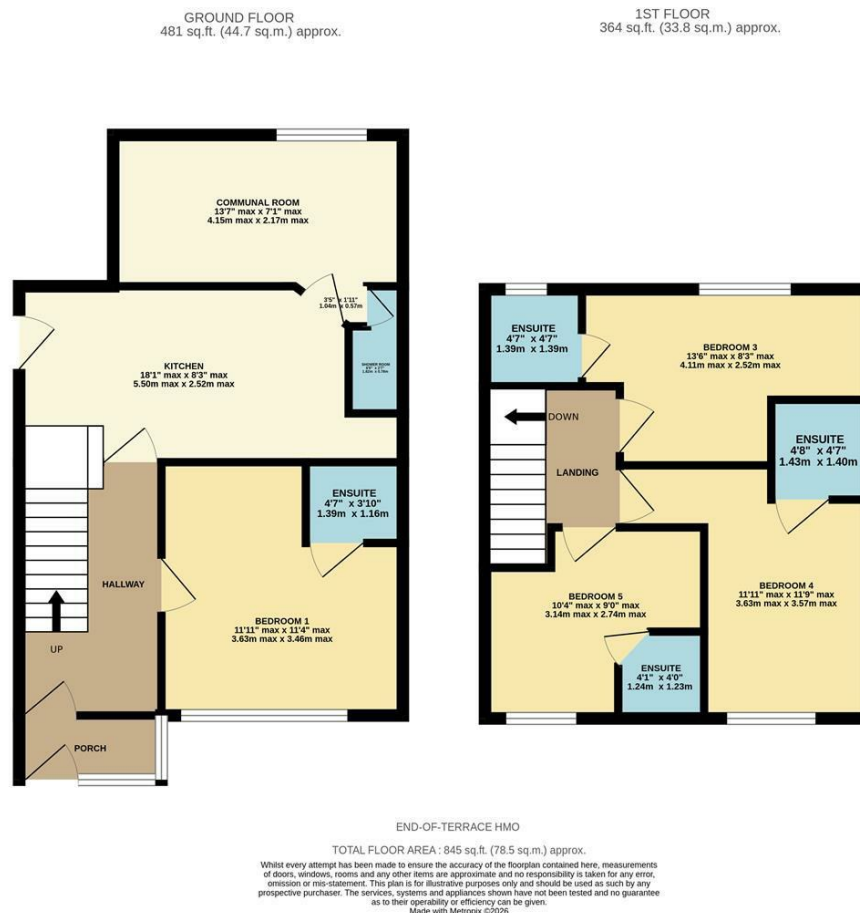
Located within easy reach of Coventry city centre, local amenities and key transport connections, this income-producing property is ideally suited to an established or aspiring HMO investor.

Early viewing is recommended to appreciate the accommodation and investment opportunity available.

- EPC Rating: C
- Established four-bedroom HMO
- Private en-suite to every bedroom
- Potential income of £22,200 per annum
- Potential gross yield of approximately 9.45%
- Separate communal dining room with shower room
- Generous enclosed rear garden
- Separate parcel of land measuring approximately 14m x 15m\*
- Excellent access to local amenities and transport links
- Council Tax Band: A







## IMPORTANT NOTICE

These property particulars are provided in good faith for general guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information contained within these particulars, prospective purchasers should not rely solely upon them and are advised to satisfy themselves by inspection or through their legal representative.

We have been informed by the vendor that the tenure of the property is Freehold. Interested parties should obtain verification of this and any other material information from their legal adviser prior to exchange of contracts.

The sale includes an additional parcel of land held under a separate title. The approximate dimensions of 14m x 15m have been provided by the vendor and have not been independently verified. Prospective purchasers must satisfy themselves through their legal representative as to the precise boundaries, access, title details and permitted use of the land. No representation is made that the land has planning permission or is suitable for development. Any future use or development would be subject to all necessary planning and other consents.

All measurements, floorplans and distances referred to are approximate and provided for guidance purposes only. Fixtures, fittings, services, systems and appliances have not been tested by Elite Property and no warranty can be given as to their condition, suitability or working order.

Photographs are intended to provide a fair representation of the property. Images may include minor digital enhancements, including adjustments to brightness, contrast, colour balance, sharpness, sky replacement and perspective correction, for marketing purposes. No material alterations have been made to the property, and any enhancement will not intentionally misrepresent the property's size, layout, condition, features or overall appearance.

Prospective purchasers are advised to carry out their own due diligence and satisfy themselves as to the suitability and condition of the property and the additional land before proceeding with a purchase.

**Elite Property Sterling House**  
**112 Walsgrave Road, Stoke, Coventry, CV2 4ED**  
**Tel: 024 7665 2200**  
**Email: [info@eliteproperty.co](mailto:info@eliteproperty.co)**  
**[www.eliteproperty.co](http://www.eliteproperty.co)**

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