

# butters john bee<sup>bjb</sup>

land & new homes



4, Linley Road, Hartshill, Stoke on Trent, ST4 6AX

**Guide Price £280,000**

4 Bedroom House of Multiple Occupancy  
Fully Tenanted with an Annual Income of £25,032



## Description

This 4 bedroom HMO is a fully furnished investment opportunity, with an income of £25,032 per annum, the property is fully let to young professionals.

A full breakdown of income/outgoings is available on request.

This property is available as part of a wider portfolio sale with a guide price of £1,200,000.

## Location

The property is located within Hartshill, with a number of local amenities and shops nearby, including; Co op Food (0.1 miles), Royal Stoke Hospital (0.5 Miles) and Newcastle-Under-Lyme School (0.6 Miles). The prominent location of the property has resulted in easy access to the surrounding area, 0.1 miles from the nearest bus stop, taking passengers to Newcastle-Under-Lyme, Stoke, Hanley, Longton, and onwards, as well as easy access by car from the A500 just 0.9 miles away.

## Accommodation.

The property measures 98 sq. m internally and comprises;

4 x individually let bedrooms.

2 x Ensuite WC

1 x Kitchen/dining area

1 x Living room.

2 x Communal Bathrooms.

The property also has a landlord operated Thermostat / heating controls.

The property produces a total of £25,032 per annum from all tenancies.

Opportunities to increase rent will be available as long term tenants move out.

There are coin operated washers and driers in the property that bring in a separate income of approximately £400 Pa

Any sizes / measurements quoted by BJB are correct to the best of our knowledge, however we would recommend all interest parties carry out their own checks before relying on any information provided.

## Local Council

The site is located in the Council district of Stoke on Trent <https://www.stoke.gov.uk/>

## Tenure.

Freehold - Subject to any existing Tenancies

## Informal Tender

Initial Expressions of Interest are invited. The site will be offered via Informal Tender on a date to be agreed. Please register your interest for further details.

## Viewings

Due to the tenancies, viewings are not to take place on this property, for more details, please contact BJB Land & Development.

## Council Tax & EPC

The current Council Tax for the property is C .

The property has a current EPC rating of D and is valid until 28/12/2031

The client informs us that there have been a number of improvements since the last EPC, including double glazed window replacement.

## All Enquiries

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Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.

## Spicerhaart

Butters John Bee are part of the Spicerhaart Group which is one of the leading estate agency groups in the UK. Our independent residential sales and lettings network, which is the biggest in the UK, is made up of our seven established estate agencies in England & Wales which also includes: Haart, Chewton Rose, Felicity J Lord, Haybrook, Howards and Darlows.

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