



£395,000

Hobby Way, Cannock

Commercial Property | 6 Bedrooms | 4 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- 6 SPACIOUS BEDROOMS
- 2 EN-SUITE BEDROOMS
- 2 SHARED SHOWER ROOMS WITH DUAL SINKS & STORAGE
- HIGH OCCUPANCY RATE: 96.20%
- MONTHLY RENTAL INCOME: £3,515
- GROSS RENT £42,180 - NOI £31,910 PER YEAR
- GROSS YIELD: 10.7% - 8.5% NOI YIELD
- OFF-STREET PARKING & GARAGE
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- COMPREHENSIVE EXPENSES BREAKDOWN FOR NOI

## Property Description

STYLISH 6-BEDROOM HMO WITH STRONG INCOME & 96% OCCUPANCY!

Located in the sought-after WS11 area, this fully licensed 6-bedroom HMO offers an exceptional investment opportunity with reliable, consistent returns. The property generates a gross rental income of £3,515/month (annual gross rent: £42,180), achieving a net operating income (NOI) of £31,910 annually. With 2 en-suites and 2 shared shower rooms-each with dual washbasins and storage-this property meets all modern living requirements.

Key features include a 96.20% occupancy rate and an impressive EPC rating of C (potential B), ensuring both tenant appeal and energy efficiency. Fully licensed, this HMO represents a secure, future-proof investment.

### FINANCIAL BREAKDOWN:

Monthly Rental Income:  
£3,515

Annual Gross Rent:  
£42,180

### Annual Operating Costs (Fully Comprehensive):

Utilities: £4,493

Council Tax: £2,660

Broadband: £785

Cleaning: £1,800

TV Licence: £170

Fire Alarm Servicing: £50

EICR (annualised): £10

PAT Testing (estimated): £50

Gas Safety Certificate: £70

HMO Licence (Cannock, annualised): £182

Total Annual Costs:

£10,270

Net Operating Income (NOI):

£42,180 (gross rent) - £10,270 (costs) = £31,910

What's included in the NOI?

The NOI figure takes into account all operational and compliance costs, not just basic expenses, offering a complete view of the property's profitability. This includes utilities, council tax, broadband, cleaning, TV licence, fire alarm servicing, EICR, PAT testing, gas safety certification, and HMO licence fees.

Gross Yield:

Based on the purchase price of £395,000:

Gross Yield: 10.7% (calculated as £42,180 annual rent / £395,000 purchase price)

## Main Particulars

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Don't miss out on this high-yield, fully licensed HMO in a sought-after area. Contact us today to schedule a viewing or find out more - your next great investment is waiting!



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IMG\_5193.jpeg



IMG\_5491.jpeg



IMG\_5302.jpeg





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD



**Energy performance certificate (EPC)**

### Certificate number(s)

- 20. Rules are getting too complex.
- 21. Money taking over society.
- 22. Breakdown of society's energy performance.
- 23. More time spent on energy bills.
- 24. Impact on the environment.
- 25. Energy prices could take on more weight.
- 26. More fuel and less oil.
- 27. Global competition for the world's energy.

Share this certificate

- (A) True  
 (B) Only true for  $\alpha = 0$   
 (C) False  
 (D) True



Property type	Detached house
Total floor area	177 square metres

### Rules on letting this property

Rejection can be felt if they have no energy-saving plans & no

The authors express their appreciation to the investigators and respondents.

### Energy rating and score

This property's strategy setting is C. It has the potential to be B.

### Secrets to success for small-business owners



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