



£745,000

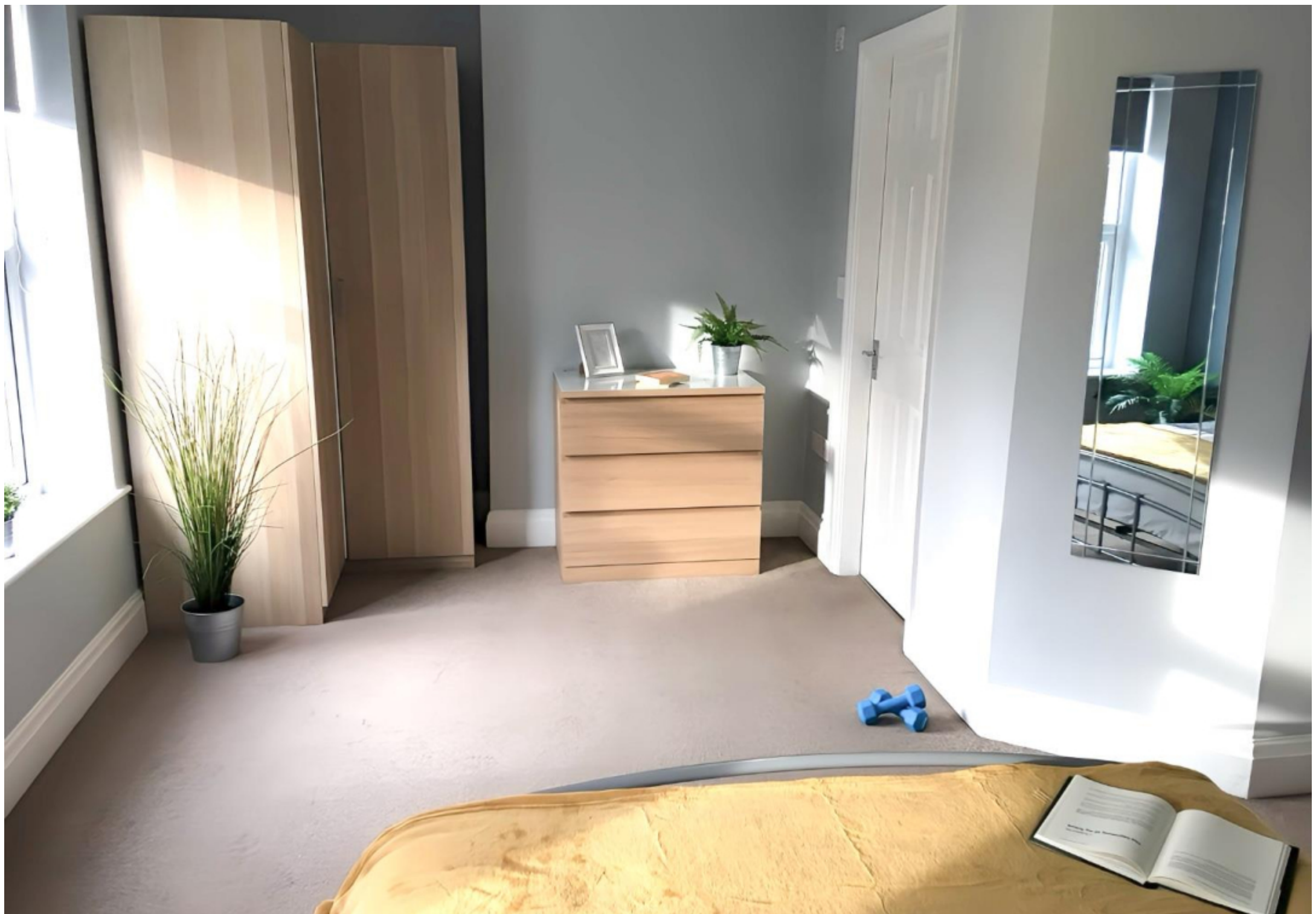
Mill Road, Shelfield

House | 11 Bedrooms | 9 Bathrooms

01922 322988



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Step Inside

Key Features

- TWO SEPARATELY LICENSED HMOS SOLD TOGETHER
- 11 BEDROOMS (9 EN-SUITES) ACROSS BOTH PROPERTIES
- GROSS RENTAL INCOME: £6,165 PCM (£73,980 ANNUAL)
- NET OPERATING INCOME (NOI): £60,133
- HIGH OCCUPANCY RATE: 99.45% IN 2024
- GROSS YIELD: 9.93% AND NOI YIELD: 8.07%
- COMPREHENSIVE NOI COVERS ALL RUNNING AND COMPLIANCE COSTS
- OFF-STREET PARKING & EXCELLENT TENANT FACILITIES
- READY-MADE INVESTMENT
- EPC RATING 77 (POTENTIAL 85) FOR BOTH PROPERTIES

Property Description

TWO LICENSED HMOS - 11 ROOMS, STRONG INCOME, SOLD AS ONE INVESTMENT

A unique opportunity to acquire two fully licensed adjoining HMOs, sold together as a single investment package. Located on Mill Road in the popular WS4 area, this combined offering comprises a total of 11 bedrooms (including 9 en-suites) across two separate titles, offering a rare chance to secure a high-performing, fully occupied investment in one transaction.

The properties together generate a gross rental income of £6,165/month (£73,980 annual gross), achieving a net operating income (NOI) of £60,133 annually after comprehensive running costs. These HMOs are licensed individually and meticulously maintained, providing hassle-free, high-yield returns in a sought-after location.

PROPERTY BREAKDOWN:

16 Mill Road, WS4 1RH

5 bedrooms (all en-suites, created from 6 original rooms-easy to reinstate if desired)

Spacious kitchen and communal areas

Modern fixtures and fittings

18 Mill Road, WS4 1RH

6 bedrooms (4 en-suites)

Well-maintained communal facilities

Bright, welcoming spaces

FINANCIAL BREAKDOWN:

Monthly gross rental income: £6,165

Annual gross rental income: £73,980

Annual operating costs: £13,847

Net operating income (NOI): £60,133

The comprehensive NOI covers all running and compliance costs, including utilities, council tax, broadband, cleaning, TV licence, safety certifications, and HMO licensing.

INVESTOR VALUATION (YIELD-BASED):

Selling price: £745,000

Gross yield: 9.93%

NOI yield: 8.07%

EPC RATINGS:

EPC rating: 77 (current)

EPC potential: 85 (future)

Same ratings for both 16 and 18 Mill Road

ADDITIONAL INVESTMENT OPPORTUNITY:

For investors seeking to build a comprehensive HMO portfolio, these properties can be purchased together with 59 Hobby Way, WS11 7JY-an exceptional 6-bedroom licensed HMO. For more details, search 59 Hobby Way, WS11 7JY or ask the agent for further information.

Main Particulars

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Important Notice - Article 4 - Article 4 Direction Coming October 2025, This area is due to fall under an Article 4 Direction from October 2025, meaning planning permission will be required to convert properties into HMOs (Houses in Multiple Occupation).

Currently, under Permitted Development Rights, smaller HMOs (up to 6 occupants) can be created without full planning permission. Once Article 4 takes effect, this flexibility will be removed.

Buy now and secure this opportunity before the restrictions come into force.

Don't miss this standout dual HMO package at 16 & 18 Mill Road-high occupancy, strong returns, and comprehensive NOI coverage. These properties offer secure, low-hassle investing in a prime location. Contact us today to arrange your viewing!

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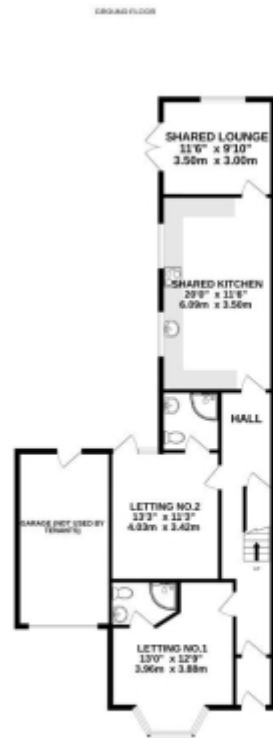


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any errors, omissions and omissions. The plan is for illustrative purposes only and should be used as a guide only, not as a basis for any other purpose. The plan, system and appliances shown here are not guaranteed and no guarantee is given for any other purpose.



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Energy performance certificate (EPC)

Certificate contents

- Basic details of the property
- Energy rating and score
- Description of property's energy performance
- How this affects your energy bill
- Recommended improvements
- Estimated potential energy saving
- Advice on letting the property
- Other certified buildings

Share this certificate

- Email
- Copy link to clipboard
- Print

Property details

Property type: Semi-detached house

Total floor area: 107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to G.

You can find [guidance for landlords on the regulations and conditions](#)

Energy rating and score

The property's energy rating is C, from the potential to be B.

[See how to improve this house's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
2-34	G		

90% →

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