Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



262 Princes Road, Penkhull, Stoke-On-Trent, ST4 7JP

£320,000

- Fullu Let HMO
- 6 Bedrooms With En-Suites
- Well Equipped Shared Kitchen
- Separate Utility Room
- Communal Living Areas
- Current Income £2575pcm
- Scope To Increase No. Of Lettable Rooms
- Convenient Location

An excellent opportunity to acquire a fully let six-bedroom HMO situated in the popular residential area of Hartshill, offering an immediate income-producing investment with further potential to enhance returns.

The property comprises six well-proportioned letting rooms, each benefiting from its own private en-suite, making it an attractive option for tenants and helping to maximise occupancy. In addition, the property offers generous communal accommodation, including a well-equipped shared kitchen, comfortable communal living areas and a separate utility room, providing a practical and convenient living environment.

Currently generating an income of £2,575 per calendar month, this established HMO offers an attractive yield from day one. Furthermore, the layout presents scope to increase the number of lettable rooms, subject to the necessary planning permissions and regulatory approvals, providing an exciting opportunity for investors to further enhance the property's earning potential.

Ideally positioned within easy reach of the Royal Stoke University Hospital, Newcastle-under-Lyme, Stoke-on-Trent city centre, Staffordshire University and excellent transport links, the property is well placed to attract a consistent demand from healthcare professionals, students and working tenants alike.

A turnkey investment with strong existing returns and clear asset management opportunities, early viewing is highly recommended.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
Timber external door. Radiator. Stairs to the first floor.

BEDROOM ONE
15'3 x 11'10 (4.65m x 3.61m)
Fitted carpet. Radiator, UPVC double glazed window.

EN-SUITE SHOWER ROOM
6'1 max x 6'0 max (1.85m max x 1.83m max)
Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

BEDROOM TWO
10'0" x 9'0" (3.05 x 2.74)
Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM
Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

CLOAKROOM/WC

COMMUNAL KITCHEN
11'5" x 10'3" (3.48m x 3.12m)
Range of wall cupboards and base units with two integrated ovens and hobs and extractor. Tiled splash back. Two radiators. Tiled floor. UPVC double glazed rear door.

DINING AREA
16'5 x 12'3 (5.00m x 3.73m)
Fitted carpet. Two radiators. UPVC double glazed window.

COMMUNAL ROOM
12'9 max x 11'8 (3.89m max x 3.56m)
Fitted carpet. Radiator. UPVC double glazed window.

LAUNDRY ROOM
11'10 x 8'10 (3.61m x 2.69m)
Fitted carpet. Radiator. UPVC double glazed door and window.

UTILITY ROOM
8'10" x 7'11" (2.69 x 2.41)
Vinyl flooring. Radiator. Plumbing for washing machine.

BEDROOM THREE
12'3 x 8'10 (3.73m x 2.69m)
Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM
11'4 x 6'0 (3.45m x 1.83m)
Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc. UPVC double glazed window. Store cupboard.

BEDROOM FOUR
12'4" x 11'10" (3.76m x 3.61m)
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard

EN-SUITE SHOWER ROOM
7'4 x 3'7 (2.24m x 1.09m)
Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

BEDROOM FIVE
12'7" x 11'1" (3.84 x 3.38)
Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM
Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

BEDROOM SIX
11'8" x 10'3" (3.56 x 3.12)
Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM
Vinyl flooring. Radiator. Tiled shower enclosure, wash basin and wc.

OUTSIDE
Low maintenance garden.

N.B. Images shown are AI-generated visualisations and do not represent the property's current condition.



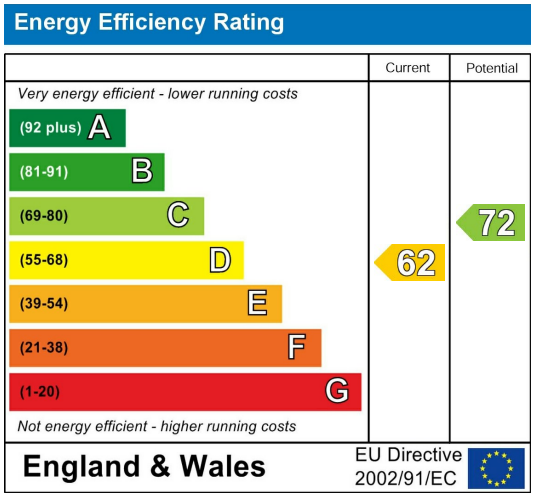


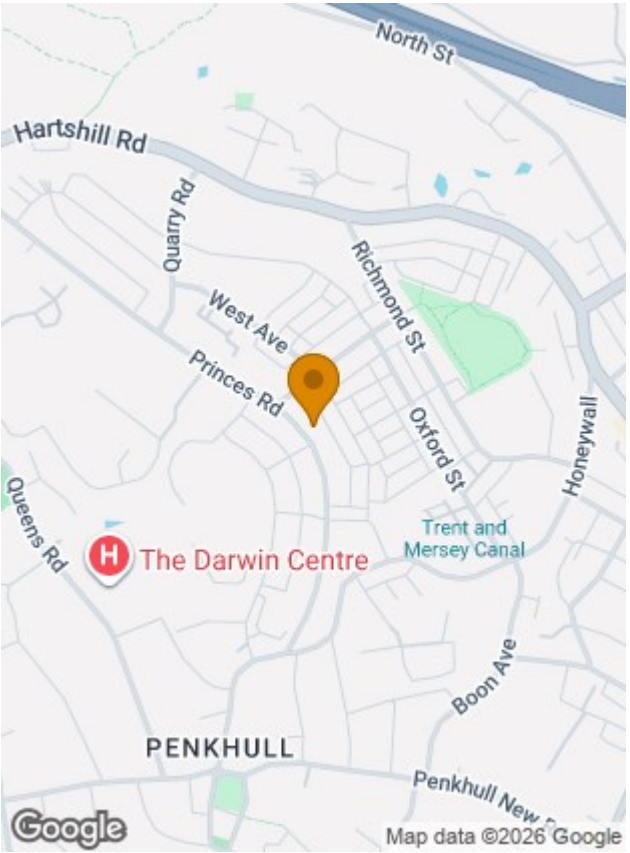










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
72
England & Wales
EU Directive 2002/91/EC

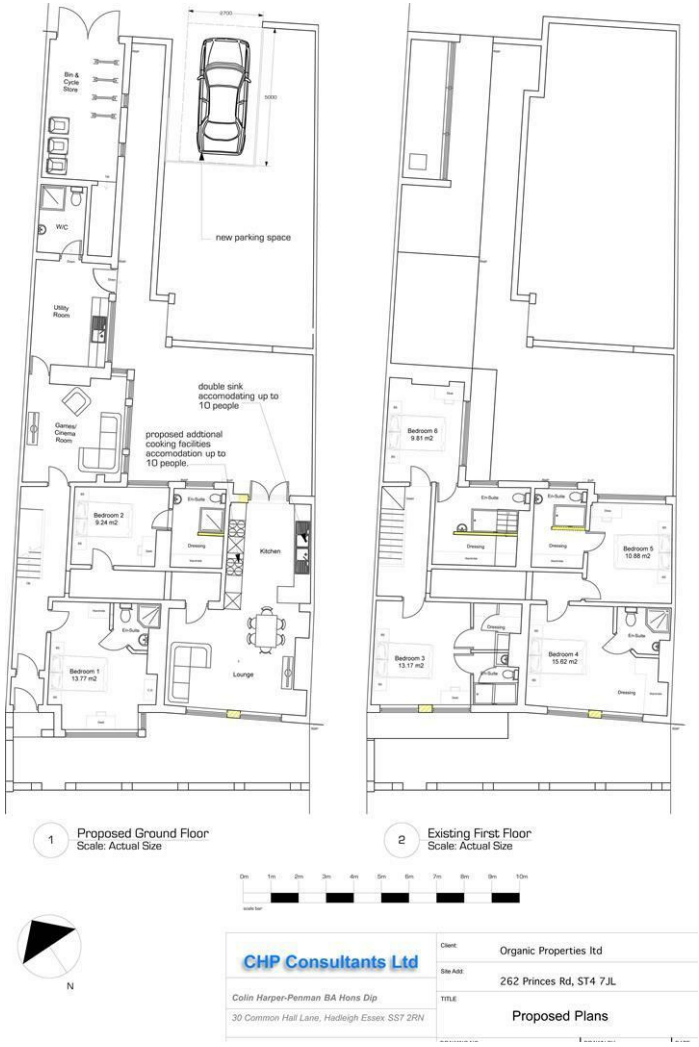

North St
Hartshill Rd
Quarry Rd
Richmond St
West Ave
Princes Rd
Oxford St
Honeywall
Queens Rd
The Darwin Centre
Trent and Mersey Canal
Boon Ave
PENKHULL
Penkhull New
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.