



RE/MAX

Elite



59 Hobby Way, Cannock, WS11 7JY

£395,000

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

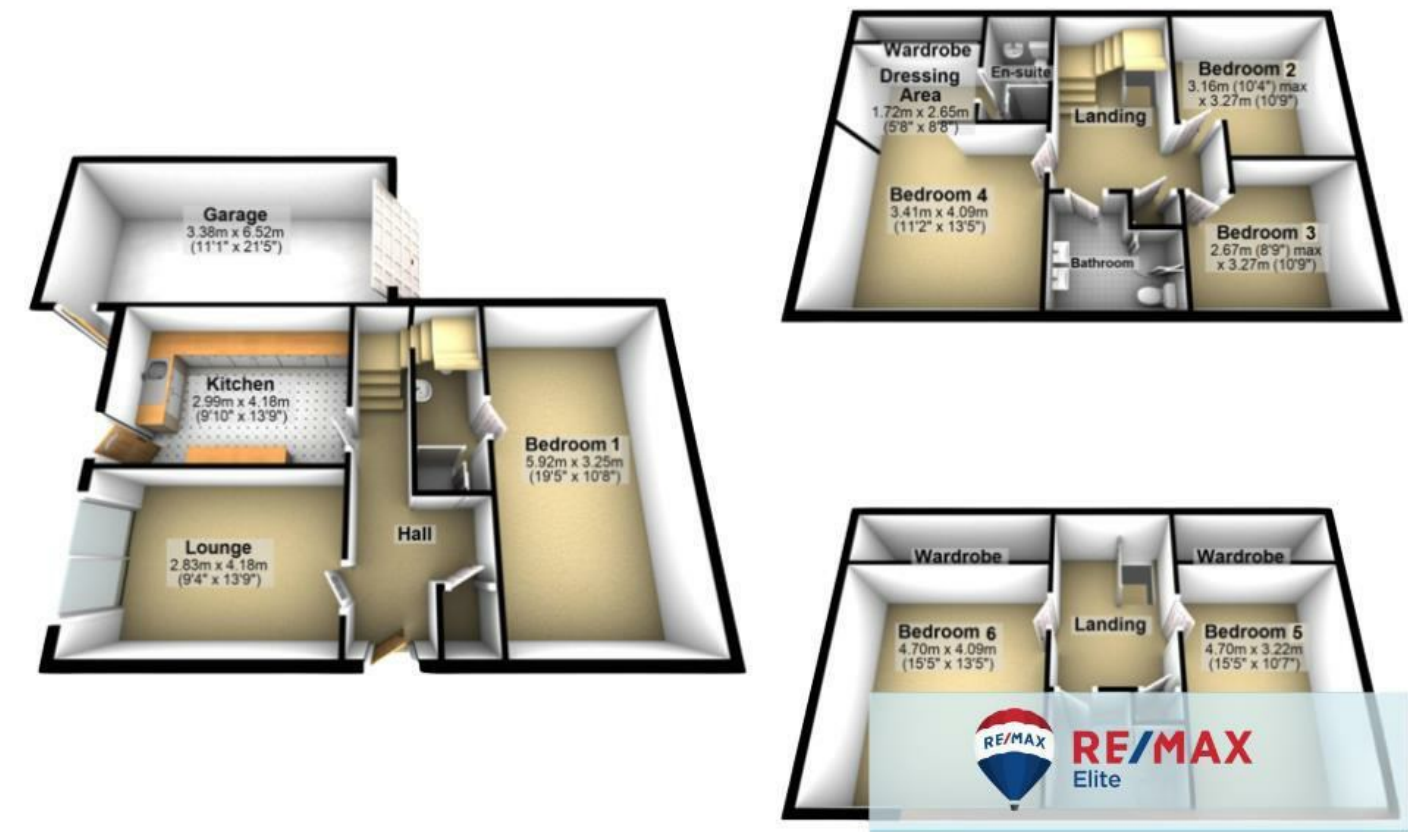
Located in the sought-after WS11 area, this fully licensed 6-bedroom HMO offers an exceptional investment opportunity with reliable, consistent returns. The property generates a gross rental income of £3,515/month (annual gross rent: £42,180), achieving a net operating income (NOI) of £31,910 annually. 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.

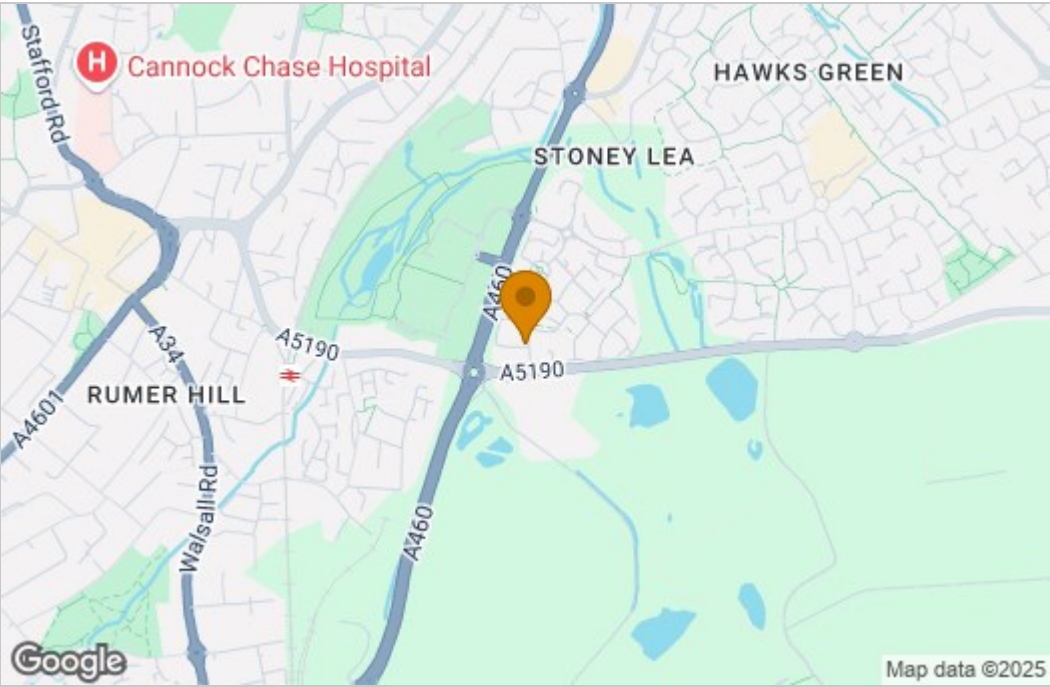
FINANCIAL BREAKDOWN:

Monthly Rental Income:

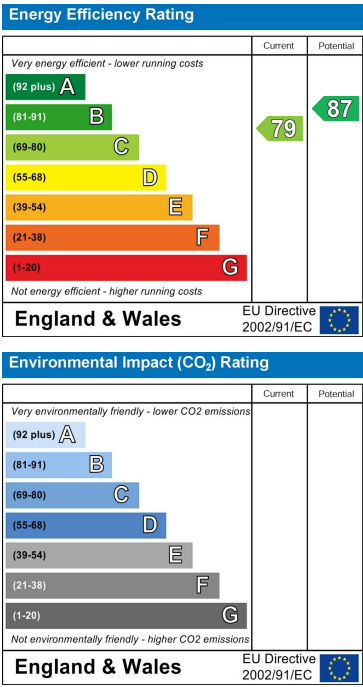
Floor Plan



Area Map



Energy Efficiency Graph



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