



angelestates
your housing guardians

**HANDSWORTH WOOD ROAD,
BIRMINGHAM, B20 2DH**



AN AMAZING OPPORTUNITY HAS ARISEN TO PURCHASE THREE DETACHED RESIDENCIES CONVERTED INTO 19 FLATS AND/OR BEDSITS VIA MODERN METHOD OF AUCTION. IDEAL LONG-TERM INVESTMENT FOR THOSE LOOKING AT B20 AS YOUR CHOOSEN POSTCODE. MUST BE VIEWED BEFORE OFFERING!

- THREE DETACHED RESIDENCES
- MIXED ELECTRIC & GAS HEATING
- 17 FLATS & 2 BED-SITS OVERALL
- OFF-ROAD PARKING ON DRIVES
- MOSTLY TENANTED (15 of 19)
- THREE STOREY BUILDINGS
- DOUBLE GLAZED WINDOWS
- IDEAL LONG-TERM INVESTMENT
- COMMUNAL REAR GARDENS
- ENERGY RATING'S – D &/or E

For Sale: Starting Bids in Excess of £2,250,000

Handsworth Wood Road, B20 2DH

Angel Estates - 'Your Housing Guardians' in partnership with Pattinson Auction House are pleased to introduce three detached residencies converted into 17 flats and 2 bedsits being sold via Secure Sale online bidding (terms & conditions apply). **Starting Bids of £2,250,000** for this once in a lifetime opportunity for serious investors!

A great opportunity for serious investors to purchase three detached residencies in a leafy and popular suburb of North-West Birmingham has now become a reality!!

Comprising of 17 flats/studios and 2 bedsits, these imposing properties certainly have kerb-appeal and owning such would certainly be fulfilling a lifelong ambition for someone.

For those of you who enjoy architectural features, these three properties have expansive and welcoming hallways, high ceilings with original features and sweeping staircases to first and second floors.

All three properties have expansive frontages which have been converted into off-road parking for several cars outside each individual residence and have mature communal and tranquil gardens to the rear.

41 Handsworth Wood Road (5 units):

Comprises of:- 4 x 1 bedroom flats and
1 x studio flat

Ground Floor (flat 1): Size: 30m2 Energy Rating: E (44)
1 bedroom flat Council Tax Band: A Rent: **Vacant**

Ground Floor (flat 2): Size: 38m2 Energy Rating: D (56)
Studio flat Council Tax Band: A Rent: £500.00

First Floor (flat 3): Size: 34m2 Energy Rating: D (59)
1 bedroom flat Council Tax Band: A Rent: £750.00

First Floor (flat 4): Size: 37m2 Energy Rating: D (58)
1 bedroom flat Council Tax Band: A Rent: £750.00

Attic Flat (flat 5): Size: 41m2 Energy Rating: D (57)
1 bedroom flat Council Tax Band: A Rent: £775.00

Total Approximate Size: 180m2 / 590ft2

Current Rent Received:

£2,775.00 per calendar month or
£33,300 per annum (occupied units only)

43 Handsworth Wood Road (6 units):

Comprises of:- 3 x 1 bedroom flats
2 x studio flats and
1 x 2 bedroom flat

Ground Floor (flat 1): Size: 40m2 Energy Rating: D (63)
Studio flat Council Tax Band: A Rent: £650.00

Ground Floor (flat 2): Size: 36m2 Energy Rating: E (47)
1 bedroom flat Council Tax Band: A Rent: £700.00

First Floor (flat 3): Size: 20m2 Energy Rating: E (47)
Studio flat Council Tax Band: A Rent: £650.00

First Floor (flat 4): Size: 39m2 Energy Rating: D (58)
1 bedroom flat Council Tax Band: A Rent: **Vacant**

First Floor (flat 5): Size: 44m2 Energy Rating: D (66)
1 bedroom flat Council Tax Band: A Rent: **Vacant**

Attic Flat (flat 6): Size: 41m2 Energy Rating: D (57)
2 bedroom flat Council Tax Band: A Rent: £750.00

Total Approximate Size: 220m2 / 722ft2

Current Rent Received:

£2,750.00 per calendar month or
£33,000 per annum (occupied units only)

45 Handsworth Wood Road: (8 units):

Comprises of:- 6 x 1 bedroom flats/2 x bedsits

Ground Floor (flat 1): Size: 33m2 Energy Rating: D (55)
1 bedroom flat Council Tax Band: A Rent: £675.00

Ground Floor (flat 2): Size: 36m2 Energy Rating: E (47)
1 bedroom flat Council Tax Band: A Rent: £750.00

Ground Floor (flat 3): Size: 26m2 Energy Rating: E (49)
1 bedroom flat Council Tax Band: A Rent: £675.00



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.

Handsworth Wood Road, B20 2DH

45 Handsworth Wood Road: (Cont.):

First Floor (flat 4): Size: 30m² Energy Rating: E (41)
1 bedroom flat Council Tax Band: A Rent: £575.00
(mezzanine)

Attic Flat (flat 5): Size: 59m² Energy Rating: E (53)
1 bedroom flat Council Tax Band: A Rent: £750.00

First Floor (flat 6): Size: 32m² Energy Rating: D (59)
1 bedroom flat Council Tax Band: A Rent: **Vacant**

First Floor (room 7): Size: 22m² Energy Rating: E (49)
Bedsit Council Tax Band: A Rent: £500.00
(with shared shower room)

First Floor (room 8): Size: 16m² Energy Rating: E (62)
Bedsit Council Tax Band: A Rent: **Vacant**
(with shared shower room)

Total Approximate Size: 254m² / 833ft²

Current Rent Received:

£3,925.00 per calendar month or
£47,100 per annum (occupied units only)

Total Rents Received:

£9,450.00 per calendar month or
£113,400 per annum (occupied units only)

Please Note:

All area sizes are taken from the independently commissioned Energy Performance Certificates. Individual rooms (not communal areas) have been measured and are available on request and all internal photographs are of only vacant units respecting the privacy of the current occupying tenants.

Tenure:

We are advised that the property is Freehold, confirmation of which should be obtained by reference to the title deeds.

Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Local Authority Charge: (Financial Year 2024-25)

All individual properties have been '**Banded A**' and falls under the jurisdiction of Birmingham City Council (information taken from the Valuation Office Agency website). For the current financial year stated, council tax charges are **£1,389.17 per annum per individual flat &/or unit**.

Energy Performance Rating: D (57)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Are you Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for '**best advice**' and '**whole of market**' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.