



Floor Layout



Total approx. floor area (1)

measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Gravelly Hill North

Erdington

B23 6BT

Asking Price Of £690,000

- Residential Investment / Development Opportunity
- Six Self-Contained Flats
- Fully Occupied
- Freehold



Gravelly Hill North,
Erdington, Birmingham, B23 6BT
Asking Price Of £690,000



Property Description

DESCRIPTION James Laurence is proud to present a fantastic investment opportunity; six fully-let apartments in the former Rossmore Hotel. This distinctive and historic building comprises six fully occupied apartments and is located on Gravelly Hill North in Erdington – A prime spot for investors seeking an immediate and reliable income stream. Given its prominent location and generous size, this property offers a lot of growth potential, ideally located circa five-minutes walk from Gravelly Hill train station and circa ten minutes walk from Erdington Town Centre.

Property Overview:-

-The ground floor comprises a communal entrance and corridor with access to the shared basement space, with a two-bedroom and one-bedroom apartment. The first floor features a shared landing with a two-bedroom and one-bedroom apartment off, and stairs leading to the second floor which has two one-bedroom apartments.

-Annual income: Currently generating £39,000 per annum with full occupancy and tenancy agreements in place, there is scope to increase the income if cosmetic improvements are undertaken.

-Amenities to tenants: There is off-road parking with six designated spaces to the front of the property, there is a spacious shared garden to the rear of the property which could be an avenue to extend the internal accommodation. Inside, there is a basement space offering a communal storage area for tenants.

Investment Opportunities:-

-Steady income stream: Fully tenanted, with a robust annual income of £39,000 – Perfect for investors seeking a reliable cash flow.

-Immediate returns and compliance: Each apartment is fully compliant with safety certificates and landlord regulations.

-Growth Potential – Opportunities for modernization within the building, or to extend to the rear of the plot could add value and increase the rental income significantly.

Prime location:-

Given the property's location with fantastic rail and road links into Birmingham City Centre it is perfectly located to attract commuters into Birmingham's thriving CBD. This is a great investment opportunity for savvy property investors looking to expand their portfolio with a property

LOCATION Erdington is a lively suburb located just a few miles northeast of Birmingham city centre, offering a perfect blend of urban convenience and suburban charm. Known for its rich history and diverse community, Erdington boasts a range of amenities, making it an ideal place to live.



Transport Links: Erdington is well-connected by public transport, with frequent bus services and a railway station that provides easy access to Birmingham and surrounding areas. The proximity to major roadways, including the A38 and M5/M6 motorways, makes commuting a breeze for those traveling to the city or beyond.

Amenities: The area is home to a variety of shops, cafes, and restaurants, ensuring that residents have everything they need right at their doorstep. Erdington High Street offers a mix of local businesses and well-known retailers, while nearby parks and recreational spaces provide opportunities for outdoor activities.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: Each apartment is Band: A

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax / Domestic Rates: A

Asking price: £675,000

Tenure*: Freehold

Part B

Property type: Detached property

Property construction: Converted apartments

Number and types of room: two two-bedroom apartments, four one-bedroom apartments

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: We recommend you complete your own investigation

Mobile signal/coverage: We recommend you complete your own investigation

Parking: Off-road spaces



To book a viewing
of this property:

Call:
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