



# Harold Road

Edgbaston

Birmingham

B16 9DA

Asking Price Of **£295,000**

*Fantastic Investment Opportunity*

*Currently let as a HMO*

*End-Terrace House*

*Four Bedrooms*



## Property Description

**DESCRIPTION** This four-bedroom, two-bathroom end-of-terrace property on Harold Road, Edgbaston – a fantastic investment opportunity ideal for HMO (House in Multiple Occupation) use. Boasting over 1000 square feet of living space, this property offers ample room for comfortable living, making it perfect for a high-yield rental investment.

**LOCATION** Harold Road is located just off Reservoir Road, on the cusp of Birmingham City Centre, with Brindley Place and the Jewellery Quarter both within walking distance.

Edgbaston Reservoir itself practically on the doorstep of the property and provides a peaceful backdrop, with leisure activities such as Park Run, Edgbaston Rowing Club, and Midlands Sailing Club.

In the sought-after area of Edgbaston, Harold Road offers excellent transport links to Birmingham city centre, local amenities, and universities, making it an ideal spot for prospective tenants. The property is well-suited for conversion into a licensed HMO, with the potential to generate strong rental returns.

**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:** A

## Floor Layout



Total approx. floor area 1,044 sq ft (97 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



## Edgbaston Branch

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*James Laurence*  
**James Laurence**

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements