



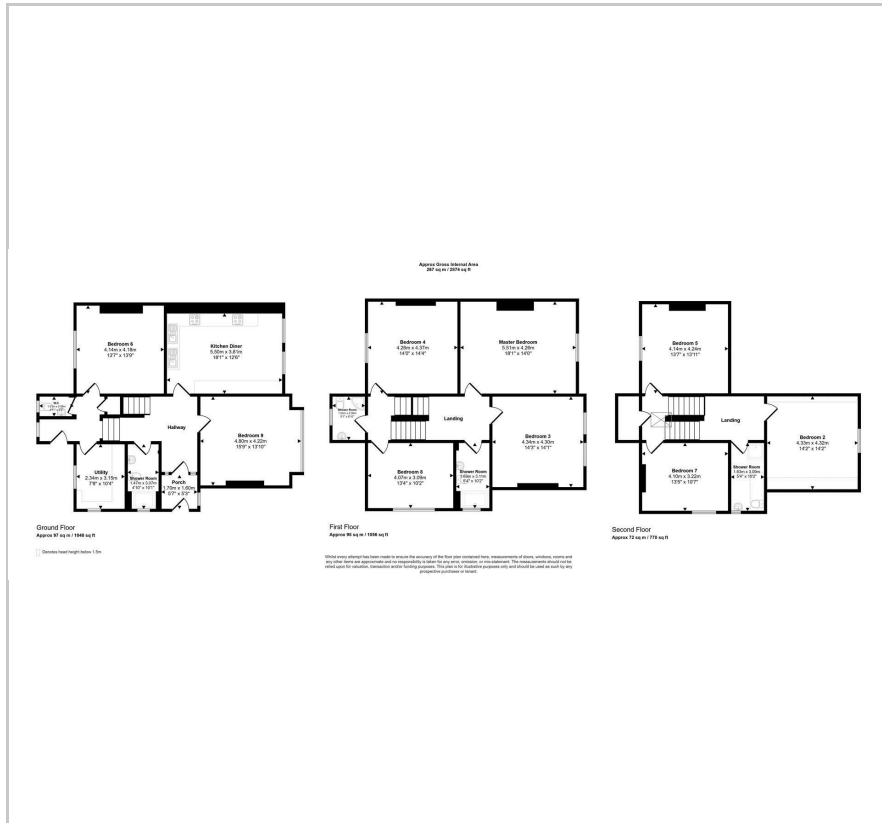
## 2 Woodland Road (Block HMO)

, Birkenhead, CH42 4NT

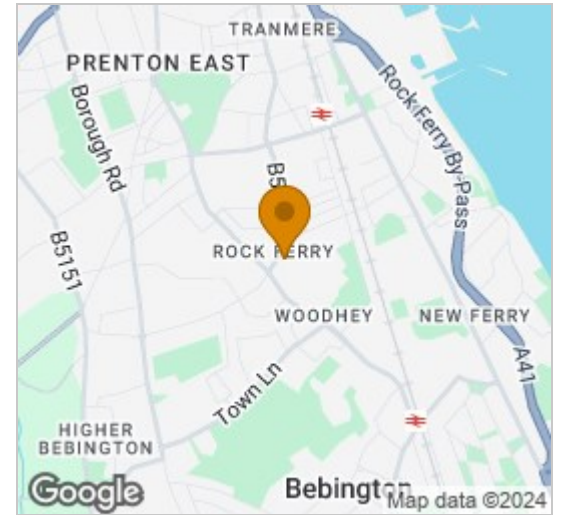
Offers in the region of £420,000



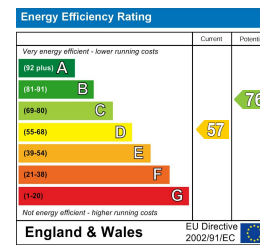
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our The Lettings Club North West Office on 0330 133 4919 if you wish to arrange a viewing appointment for this property or require further information.

- Tenanted investment property
- 9 bedrooms
- Off street parking
- Sold furnished
- Managed hands-off investment
- HMO investment
- 4 shower rooms and 1 toilet
- Refurbished in the last 18 months
- Approx. 8.6% NET yield
- Invest today



### ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!

Offered to the market as a ready-made investment, this beautifully converted HMO property presents a fantastic opportunity to acquire a up and running HMO investment. The property is well located within a short commute to a variety of locations through The Wirral and across the water in Liverpool. The property has a modern feel throughout and benefits from an a large driveway providing parking for residents.

This style of investment is high in demand in the and provides a great opportunity for an established investor to expand their portfolio.

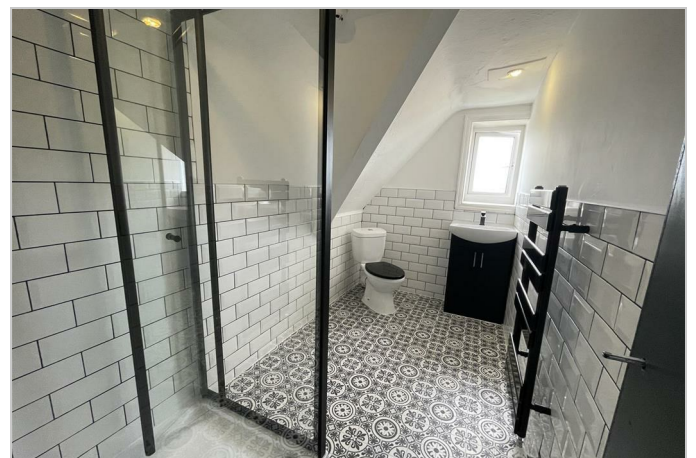
#### A look inside the property:

The property briefly comprises: To the ground floor; Entrance hallway with access to mailboxes and fire alarm panel, kitchen, 2 double bedrooms, 1 shower room and a toilet and a utility room. There is also access into the basement level which previously housed a self contained apartment.

To the first floor, 4 double bedrooms, 2 shower rooms;

To the second floor, 3 further double bedrooms, 1 shower room and a cleaners storage cupboard.

Externally there are gardens front and rear as well as a large driveway big enough for 5+ vehicles.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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