

FREEHOLD



House - Mid Terrace

**247 DAWLISH  
ROAD,  
BIRMINGHAM, B29  
7AS**

Asking price

**£560,000**



# 7 Bedroom House - Mid Terrace located in Birmingham

**\*\*AVAILABLE AS BULK PURCHASE- 10 STUDENT HOUSES - ENQUIRE FOR FULL DETAIL\*\***


Swift Property proudly introduces this outstanding investment opportunity at 247 Dawlish Road, ideally situated in the heart of Selly Oak—Birmingham's most in-demand locations for student accommodation. This spacious HMO extends to approximately 2,000 sq ft and comprises seven generously sized bedrooms, each with its own private en-suite bathroom, offering both comfort and practicality for tenants.

Inside, the house has been finished to a modern standard, with contemporary fittings and easy-to-maintain interiors that appeal to the student market. Each room offers privacy, while shared communal spaces encourage a sociable living environment. The thoughtful layout and high specification make this a hassle-free opportunity for any investor seeking a reliable, high-yielding asset.

The property is currently fully let and generates a strong rental income of £43,680 per annum, secured by tenancies in place until June 2026. Its location within Selly Oak's renowned 'Golden Triangle' places it just a short walk from the University of Birmingham, making it a consistently attractive choice for students year after year.

Beyond the property itself, residents enjoy easy access to local shops, cafés, and transport links, ensuring convenience at every turn. With its strong location, secure rental stream, and quality accommodation, 247 Dawlish Road represents a compelling addition to any property portfolio.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

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## Council Tax Band B

## FEATURES

- **\*\*AVAILABLE AS BULK PURCHASE- 10 STUDENT HOUSES - ENQUIRE FOR FULL DETAIL\*\***
- Prime Student Location
- Turnkey Investment Opportunity
- Superior Specification Exceeding Industry Norms
- Achieving £43,680 Per Annum
- All Seven Bedrooms Feature Modern En-Suite Bathrooms
- HMO Licence
- Tenanted Until June 2026

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

