

for sale

offers in the region of **£465,000** Freehold



## Kingsbury Road Erdington Birmingham B24 8QQ

PERFECT INVESTMENT opportunity. 11 bedroom house, fully HMO compliant with licence, and student tenants in situ. Unique opportunity to purchase a 'ready to go' investment property. The house has double glazing and central heating and carpeted throughout.



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

## Location

The property is conveniently located for road and rail access into Birmingham City Centre and is within quarter of a mile distance of Erdington centre with its shops, stores and supermarkets.

Gravelly Hill local railway station is just around the corner in Frederick Rd, a 3 minute walk away, the house is situated on multiple bus routes into city centre with bus stop located outside the house and is just off the intersection of Junction 6 of the M6 and the A38 main road to the heart of Birmingham

## Ground Floor

**Hall** 37' 1" x 7' 4" ( 11.30m x 2.24m )

**Bedroom 11** 15' 4" x 17' ( 4.67m x 5.18m )

**Shower Room** 9' 3" x 6' 6" ( 2.82m x 1.98m )

**Kitchen 2** 12' 9" x 10' 3" ( 3.89m x 3.12m )

**Kitchen 1** 18' x 14' 8" ( 5.49m x 4.47m )

**Lounge** 10' x 19' 7" ( 3.05m x 5.97m )

**Kitchen 3** 8' 2" x 12' 5" ( 2.49m x 3.78m )

**Laundry Room** 8' 2" x 12' 5" ( 2.49m x 3.78m )

**Bedroom 10** 12' 5" x 9' 1" ( 3.78m x 2.77m )

**Bedroom 9** 12' 5" x 9' 1" ( 3.78m x 2.77m )

**Bedroom 8** 10' 5" x 13' ( 3.17m x 3.96m )

**Shower Room (wet Room)** 6' 9" x 15' 4" ( 2.06m x 4.67m )

Shower wet room with disabled access

## First Floor

**Bedroom 2** 17' x 15' 4" ( 5.18m x 4.67m )

**Bedroom 1** 14' 8" x 18' ( 4.47m x 5.49m )

**Bedroom 3** 10' 5" x 13' 1" ( 3.17m x 3.99m )

**Bedroom 4** 17' 1" x 7' 9" ( 5.21m x 2.36m )

**Bathroom** 14' 1" x 3' 5" ( 4.29m x 1.04m )

## Second Floor

**Bedroom 7** 18' x 14' 8" ( 5.49m x 4.47m )

**Bedroom 5** 15' 4" x 17' ( 4.67m x 5.18m )

**Bedroom 6** 13' 1" x 10' 6" ( 3.99m x 3.20m )

**Shower Room** 14' 1" x 3' 5" ( 4.29m x 1.04m )

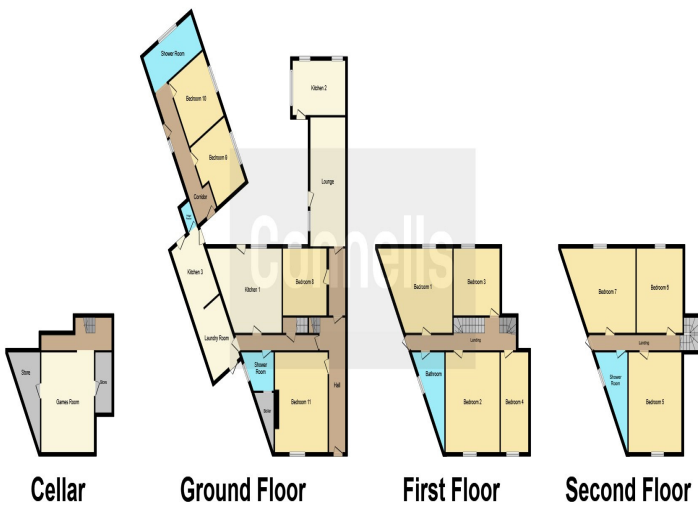
## Cellar

**Games Room** 17' 1" x 15' 3" ( 5.21m x 4.65m )

**Store 1** 17' 1" x 8' 1" ( 5.21m x 2.46m )

**Store 2** 10' 3" x 4' 7" ( 3.12m x 1.40m )





**Cellar**

**Ground Floor**

**First Floor**

**Second Floor**

To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: DIG108876 - 0011

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)