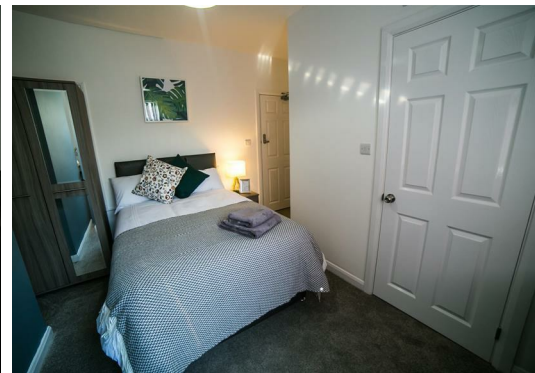




29 Two Gates, Halesowen, B63 2HY Offers Around £300,000



**** 6 BEDROOM FULLY LICENCE HMO **** | All Ensuite | Back to Brick Renovation in 2017 | Fully Tenanted | Fully Licensed | £2,920pcm Gross Rent | £35,040 Per Annum | Beautifully Designed Kitchen/Diner | Great Location | Furniture and Whitegoods Included



Property Overview

REDUCED 11/9 A large 6 Bedroom, all en suite HMO with food prep areas and undercounter fridges in Halesowen, ideal INVESTMENT opportunity. Fully Tenanted.

A property that has been managed by Genie Homes for the last 4 years and one of our top performers when it comes to occupancy. This house was taken back to brick and rebuilt into 6 high spec studio style rooms for professionals. The location is key here, set on a nice, quiet road in B63, the house is attractive to professional tenants who want to live and work within the Black Country and Birmingham outskirts. Two Gates keeps the family home feeling whilst still catering to 6 tenants, and as a result the type of tenants that this property attracts keep the communal areas neat and tidy at all times.

On the ground floor we have 2 studio rooms with an open plan, modern kitchen/diner/lounge. Each room has an en suite shower room that consists of a shower, toilet and hand basin as well as a food prep/desk area with under counter fridge. On the first floor we have the remaining 4 rooms, again, each with full en suite and food prep facilities. The rooms come fully furnished and are rented with all utility bills included. All bathrooms are heated via a gas boiler and 300L tank in order to keep energy costs to a minimum.

Sitting on the corner of a quiet through road in Halesowen and opposite a local shop the property is in a great location for ease of access. Parking is on road but plentiful.

The current HMO license expires 12/23.

Rental Information:

The rental breakdown is as follows.

Room 1 - £495pcm
Room 2 - £450pcm
Room 3 - £450pcm
Room 4 - £450pcm
Room 5 - £525pcm
Room 6 - £550pcm

Total gross monthly rent - £2,920
Total gross annual rent - £35,040

Although the rooms have great occupancy and the property is desirable, there's scope to improve both the desirability and rent as tenancies turn over. The communal areas could do with a lick of paint and potentially new carpet, also the garden could do with some light landscaping in order to really impress new tenants.

All certificates and notice boards are up to date
HMO License
Gas Safety Cert
EICR
Annual Emergency Lighting Cert
Annual Fire Alarm Cert
Annual PAT Testing
Fire Risk Assessment
Fire Log Book
EPC
AST's for all rooms
DPS Certificates for all tenants

2% Buyers fee information

Genie Homes pride ourselves on our simple and secure buying process.

This sale is subject to a 2% plus VAT Buyers Fee and this is based on the agreed sale price.

Please contact us to arrange a viewing. We will ask you to provide proof of funds and photographic identification prior to attending, to make sure we cause minimal disruption to any tenants that may reside at the property.

Once you have viewed the property, we will ask you for feedback.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you make an offer and it is accepted, the full 2% plus VAT is then applicable in order to take the property off the market.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage-ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.

- This approach allows you to secure the property and start the conveyancing process quickly.

- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.

- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.

All of these elements provide peace of mind from the outset, along with our personal and proactive approach.

We look forward to hearing from you soon.

Disclaimer

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These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

Freehold - To be confirmed by the Vendor's Solicitors

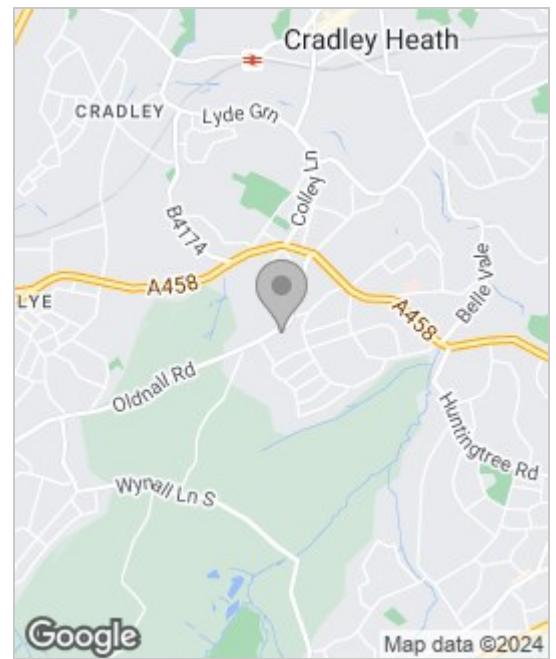
POSSESSION

Tenant Occupied

VIEWING

Viewing strictly by appointment

Misrepresentation Act 1967: Genie Homes for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not amount to, nor amount to any part of, an offer or contract. (2) None of the statements contained in these particulars should be relied on as statements or representations of fact, therefore all prospective purchasers or tenants must satisfy themselves as to their accuracy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	