



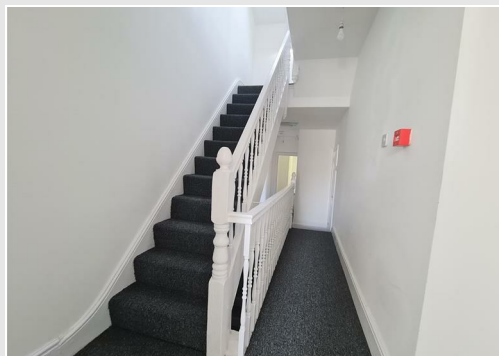
**60 Summerfield Crescent, Birmingham, B16 0ER**  
**Offers In The Region Of £450,000**

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# 60 Summerfield Crescent, Birmingham, B16 0ER Offers In The Region Of £450,000



## Property Description

A must see INVESTMENT, 6 bed 6 bath HMO in Edgbaston B16. With ample space, neutral decor and period features, this property is highly recommended for viewing

Benefitting from an extensive refurb earlier in 2023, including new carpets and repainting, providing a light and airy property with plenty to offer. Summerfield Crescent is currently occupied as a company let generating £2,995 pcm.

The property is set back from the main road with a low wall surrounding the frontages. On the ground floor you will find two large bedrooms, a shower room as well as a large kitchen/diner/lounge that encompasses the rear portion of the building. The first floor has four bedrooms, two with en-suite bathrooms, plus a well sized bathroom and boiler storage.

On the second floor, there are two more bedrooms both with en suite. All rooms have white walls and grey carpet.

Edgbaston is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 3 miles southwest of the city centre and is easily accessible by public transport, including buses and trains.

Edgbaston is known for its affluent character and has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Cannon Hill Park and the Edgbaston Reservoir. The suburb has a number of cultural and recreational facilities, including the Edgbaston Cricket Ground and the Birmingham Botanical Gardens. In terms of proximity to Birmingham city centre, Edgbaston is relatively close and easily accessible by public transport. The journey from Edgbaston to the city centre by train takes around 10 minutes. There are also regular bus services between the two locations.

The HMO license is valid until July 2024, and covers 8 people in 8 rooms, further information on this can be provided upon request

All certificates are up to date including Gas Safety Cert, EICR, Annual Emergency Lighting & Fire Alarm Certificate

Note; The property can only be used as a 6 bed HMO as the Sui Generis licence has not been granted.

Monthly rental income £2,995

## Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable within 2 working days in order to take the property off the market.

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

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 / remortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

## Lounge

15'9" (max) x 12'11" (4.81 (max) x 3.95)

With double glazed bay window and built in storage. Fully carpeted with hard wearing carpet, double radiator on wall,

## Dinning Room

12'10" x 11'1" (3.93 x 3.39)

With double glazed window and wall mounted radiator. Fully carpeted with hard wearing carpet.

## Bedroom 1 - First Floor Front

12'11" x 8'0" (3.94 x 2.44)

With double glazed window and built in storage. Fully carpeted with hard wearing carpet, double radiator on wall, Includes built in shelving unit with desk.

## Bedroom 2 - First Floor Front

12'11" x 9'3" (3.94 x 2.82)

With double glazed window and built in storage. Fully carpeted with hard wearing carpet, double radiator on wall.

## Bedroom 3 - First Floor Rear with En-Suite

11'3" (max) x 12'2" (3.44 (max) x 3.72)

With double glazed window and wall mounted radiator. Fully carpeted with hard wearing carpet. Ensuite bathroom comprising of WC, Hand Basin and Shower.

## Bedroom 4 - First Floor Rear with En-Suite

18'5" (max) x 11'0" (5.63 (max) x 3.36)

With double glazed window and wall mounted radiator. Fully carpeted with hard wearing carpet. Includes built in wardrobe. Ensuite bathroom comprising of WC, Hand Basin and Shower, with window to side elevation

### Bedroom 5 - Second Floor Front with En-Suite

13'0" x 6'6" (3.98 x 2.00)

With double glazed window and wall mounted radiator. Fully carpeted with hard wearing carpet. Includes built in wardrobe. Ensuite bathroom comprising of WC, Hand Basin and Shower.

### Bedroom 6 - Second Floor rear with En-Suite

13'1" x 10'1" (4.01 x 3.08)

With double glazed window and wall mounted radiator. Fully carpeted with hard wearing carpet. Includes built in wardrobe. Ensuite bathroom comprising of WC, Hand Basin and Shower.

### Kitchen

22'8" x 11'5" (6.91 x 3.49)

Large kitchen with ample space for a dining and lounge area. With wall mounted and floor level units, Double oven and gas hob, two sinks, all white goods, and wooden flooring.

### Shower Room - Ground Floor

Comprising of stand alone shower, WC and hand basin

### Bathroom - First Floor

Decorated with grey tiles on walls and floor. Bath with over shower, WC, hand basin and obscured window.

### Disclaimer

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

POSSESSION  
Vacant

VIEWING  
Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">83</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">59</div>	
(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

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