



## 371 Gillott Road, Birmingham, B16 0RP

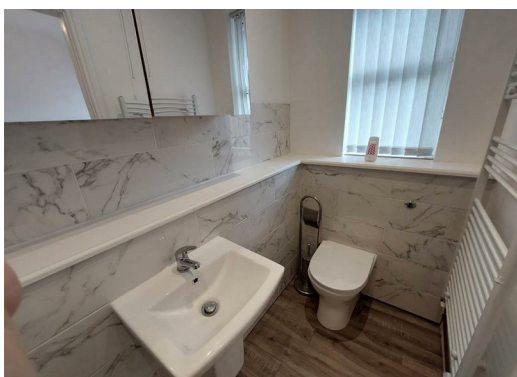
### Offers Over £110,000



Genie Homes are please to offer Gillott Road in Edgbaston, Birmingham, this delightful flat offers a unique opportunity for savvy investors. This property combines period character with modern convenience, making it an appealing choice for working professionals ideal living space.

Spanning an efficient 366 square feet, the flat features a well-proportioned open plan lounge/ Kitchen/ dining room that invites natural light, creating a warm and welcoming atmosphere. The single bedroom provides a peaceful retreat, while the bathroom is designed for practicality and ease of use. The property is currently tenanted, generating a monthly rental income of £795, making it an attractive investment opportunity with instant returns.

One of the standout features of this flat is its excellent transport links, ensuring easy access to Birmingham's vibrant city centre and beyond. Whether you are commuting for work or exploring the local area, convenience is at your doorstep. Additionally, the property benefits from parking for one vehicle, a valuable asset in this bustling location.



Property Overview

\*\*\*\* INTRODUCING AN INVESTMENT PROSPECT IN EDGBASTON \*\*\*\* MONTHLY EARNINGS OF £795 PCM.

Presenting an investment opportunity in Edgbaston B16, this property generates a month income of £795, equivalent to £9,540 per annum, yield of 8.6%. The tenant, in residence since May 2023, is responsible for covering all bills under a periodic tenancy arrangement.

Situated conveniently close to major commuter routes leading to Birmingham City Centre, this spacious one bedroom apartment offers a contemporary living experience. The well designed layout encompasses a generously size open plan kitchen/ living room, a double bedroom, and shower room with toilet and washbasin. Throughout the apartment, there's a sleek laminate flooring, complemented by a fridge/freezer, washing machine, ceramic hob, integrated oven , and microwave. The property features gas central heating and double glazing for added comfort. Parking option include a driveway and ample street parking,

Key details:

Lease terms: Approximately 107 years remaining  
Ground rent : The owners have applied for Freehold  
Service charge:

Additional property information:

Genie Homes provides comprehensive rental history and all necessary documentation to ensure a smooth and seamless sale progression.

Energy Performance Certificate (EPC): D  
Council Tax Band: A

Buyers Fee and Reservation

Buyers Fee And Reservation - This sale is SUBJECT TO A £2,500 plus VAT Buyers Fee

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.)

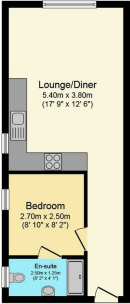
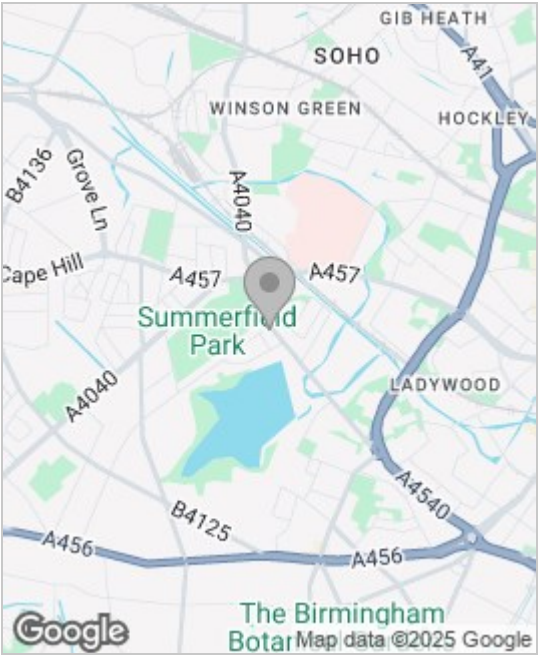
Disclaimer

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  
Leasehold

POSSESSION  
Tenanted

VIEWING  
Viewing strictly by appointment through Genie Homes



Floor Plan

Total floor area 36.3 sq.m (391 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.