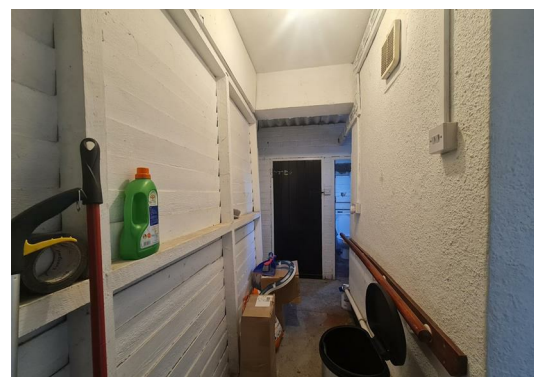




81 Shopton Road, Birmingham, B34 6NY Offers In The Region Of £215,000



**** BUY TO LET TENANTED INVESTMENT OPPORTUNITY **** | A well-presented three bedroom mid-terrace property | Situated in the Shard end area of Birmingham | Large utility area with potential to change its purpose/use | Superb location | Near many shops/amenities | Perfect investment property | Rental Income £925 PCM |



Property Overview

**** ATTRACTIVE BUY-TO-LET INVESTMENT OPPORTUNITY ****
CURRENTLY TENANTED.

Genie Homes proudly presents this charming mid-terrace property located in the heart of Shard End, making it an ideal investment property. The immaculate presentation of this home is showcased through its three generously sized bedrooms, a spacious lounge/diner. Modern stylish kitchen, an outhouse with ample storage space, and an additional ground floor toilet. The property also features a large family bathroom, a well-proportioned garden, and comes with the added benefit of no chain. For further details and to schedule a viewing, contact Genie Homes sales team.

Rental Income £925
Annual rental income £11,100
EPC D
Council Tax Banding B

Property Features:

Approach

Residential open space
Covered side porch for wheelie bins

Entrance hallway

11'3" x 4'4" (3.45 x 1.33)
Entrance Hall

Wooden laminated flooring
Ceiling light point
Radiator
Electric cupboard
Stairs to first-floor accommodation
Door to kitchen and lounge
Understairs storage

Lounge/ Dinner

22'2" x 10'5" (6.78 x 3.19)
Living Room/Diner

Wooden effect laminate flooring
Double glazed window to front
Ceiling light point and radiator
Double glazed patio doors to rear garden
Ornamental fire surround

Kitchen

10'11" x 7'3" (3.33 x 2.21)
Kitchen

Light wood drawers & wall units
Black marble work surface
Stainless steel sink with mixer tap and drainer
Integrated gas hob and oven
Chrome extractor hood
Plumbing for washing machine
Spotlights to ceiling
Radiator
Double glazed doors to outhouse

Outhouse

13'10" x 3'0" (4.23 x 0.93)
Outhouse

Great for storage
Large storage space for a box freezer
Access to downstairs WC
Access to front and rear garden
Garden shed to the rear of the outhouse

Landing

10'2" x 3'4" (3.12 x 1.03)
Landing

Ceiling lighting
Loft hatch
Storage cupboard
Boiler cupboard
Doors to bedrooms and bathroom

Bedroom 1

13'10" x 9'11" x 12'2" (4.22 x 3.03 x 3.72)
Bedroom One: Double glazed windows to front, ceiling light point, radiator, and storage cupboard. wall painted pastel shade. pewter grey carpet.

Bedroom 2

11'6" x 10'11" (3.51 x 3.33)
Bedroom One: Double glazed windows to rear, ceiling light point, radiator, and storage cupboard. wall painted pastel shade. pewter grey carpet.

Bedroom 3

11'10" x 6'8" (3.62 x 2.05)
Bedroom Three: Double glazed window to front, ceiling light point, radiator, and storage cupboard. painted walls, pewter grey carpet.

Family Bathroom

9'6" x 4'11" (2.91 x 1.50)
Bathroom

Double glazed window to rear
Double walk-in shower with glass frontage
White pedestal sink and WC
Spotlights to ceiling
Chrome towel rail
Floor to ceiling tiled walls

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

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.)

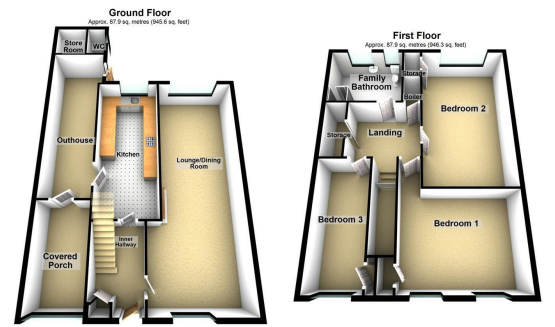
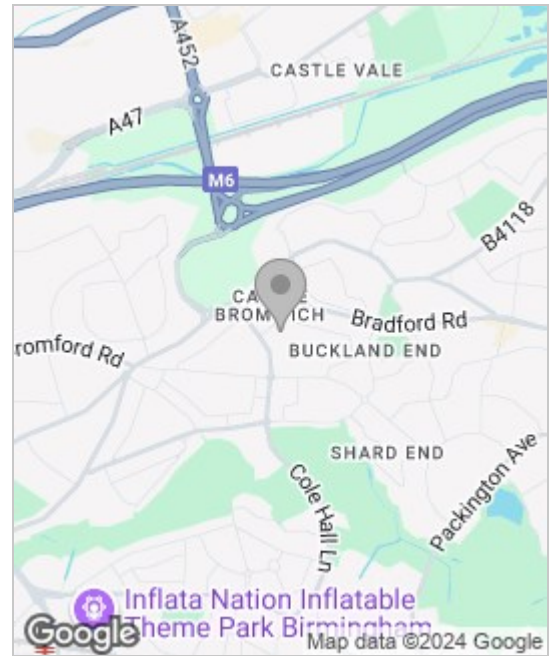
Disclaimer

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
Freehold

POSSESSION
Tenanted

VIEWING
Viewing strictly by appointment through Genie Homes



Total area: approx. 175.8 sq. metres (1892.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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