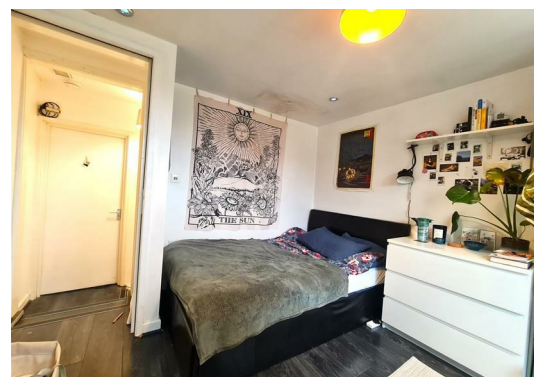




503 Harborne Park Road, Birmingham, B17 0PS Offers In The Region Of £370,000



**** ATTENTION INVESTORS, HMO/STUDENT INVESTMENT**** | A well presented modern 5 bedroom property in a sought after area in Harborne | Close to the QE Hospital and Birmingham University | Rental income £ 2,750 | EPC C | Fully furnished | Currently tenanted occupied |



Property description & features

**** ATTENTION INVESTORS, 5 BED STUDENT / HMO INVESTMENT OPPORTUNITY**** HMO LICENCE IN PLACE ****

Discover this modern meticulously presented 5-bedroom student accommodation in the highly desirable Harborne area, proximate to the QE Hospital and Birmingham University. Currently tenanted.

The property showcases five generously proportioned double bedrooms, providing ample space for comfortable living. Two expansive bathrooms feature modern amenities, including showers over baths, ensuring convenience for residents. Additionally, a separate WC adds to the practicality of the space.

Excellent transport links:

The heart of this property is its spacious open-plan kitchen/lounge area, creating a welcoming environment. Equipped with a washer/dryer, dishwasher, fridge freezer, separate fridge, microwave,

Convenience extends beyond the interiors, with off-road parking available for residents 2 cars maximum. The property boasts an EPC rating of C.

Don't miss the opportunity to secure this well-appointed Student / Investment property within the prime Harborne location.

Rental Income £2,750

Annual Gross Income fully occupied £33,000
EPC C

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

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.

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.)

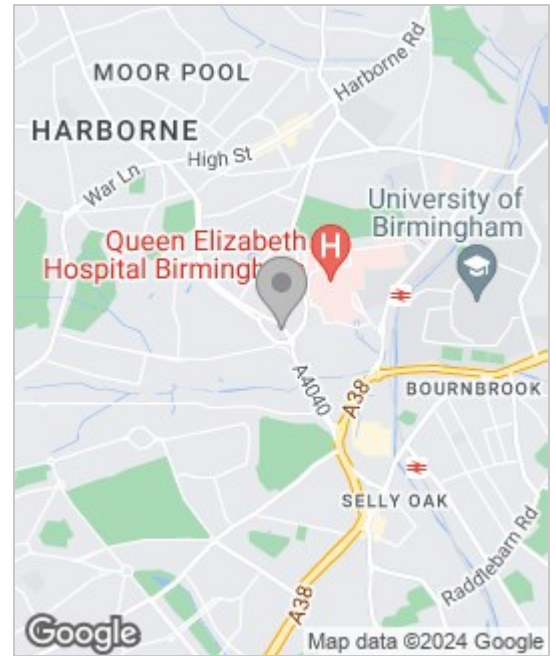
Disclaimer

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 (Students)

VIEWING
Viewing strictly by appointment through
Genie Homes



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		73	
(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	