



**31 Beeches Road, West Bromwich, B70 6QE**  
**Offers In The Region Of £470,000**

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## Property Description

\*\*\*\* AN EXCELLENT CHANCE TO ACQUIRE A FULLY OCCUPIED INVESTMENT PROPERTY\*\*\*\* 6 BEDROOMS 6 ENSUITES \*\*\*\*

Featuring six bedrooms and 6 enSuites. This property, currently functioning as a House in Multiple Occupation (HMO), is located in the West Bromwich area, bordering Smethwick and Bearwood.

Undergoing a full renovation in May 2021, which included:

- Full property rewire
- Replacement boiler
- Renovation of all bedrooms and enSuites
- Brand new kitchen and equipment

Further details available upon request

The kitchen is fully fitted with ample cupboard space, electric hob and integrated oven, dishwasher, separate washing machine and tumble dryer, microwave and wood effect flooring. There is a separate dining / communal room housing 2 large double fridge freezers

Each bedroom has an electric shower, toilet and sink unit, with modern style grey tiling.

The shared lounge, dining and kitchen area is spacious and includes ample dry storage space for all residents to utilize.

There is also off road parking for at least 3 cars and a low maintenance paved rear garden. This freehold property, complete with furnishings, is currently tenanted by working professionals.

Governed by Sandwell Council, the property is close to West Bromwich town centre, which offers a variety of amenities such as a Tesco Extra, Primark, Odeon Cinema and more, making it an ideal location for young professionals. Convenient transportation links and a short commute to Birmingham City Centre, conveniently located near M5 and M6 motorway access.

With the future addition of the Midland Metropolitan Hospital development being completed in 2024 there is potential for more demand for accommodation in the surrounding areas.

Contact us to arrange a viewing

## Rental Breakdown

The rental breakdown is as follows.

Room 1 - £550

Room 2 - £575

Room 3 - £575

Room 4 - £495

Room 5 - £595

Room 6 - £650

Monthly rent - £3,660 pcm

Annual rent - £43,920 per annum

Yield: 9.34 %

All certificates and notice boards are up to date:

Gas Safety Cert

EICR

Annual Emergency Lighting Cert

Annual Fire Alarm Cert

Annual PAT Testing

Fire Risk Assessment

AST's for all rooms

DPS Certificates for all tenants

If you would like to view this property, you will need to send proof of funds along with photographic identification prior to booking an appointment. This is to ensure tenant disruption is kept to a minimum. If you cannot show proof of a minimum 25% deposit, then a viewing will not be arranged

## Fees & Reservation

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.

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 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

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



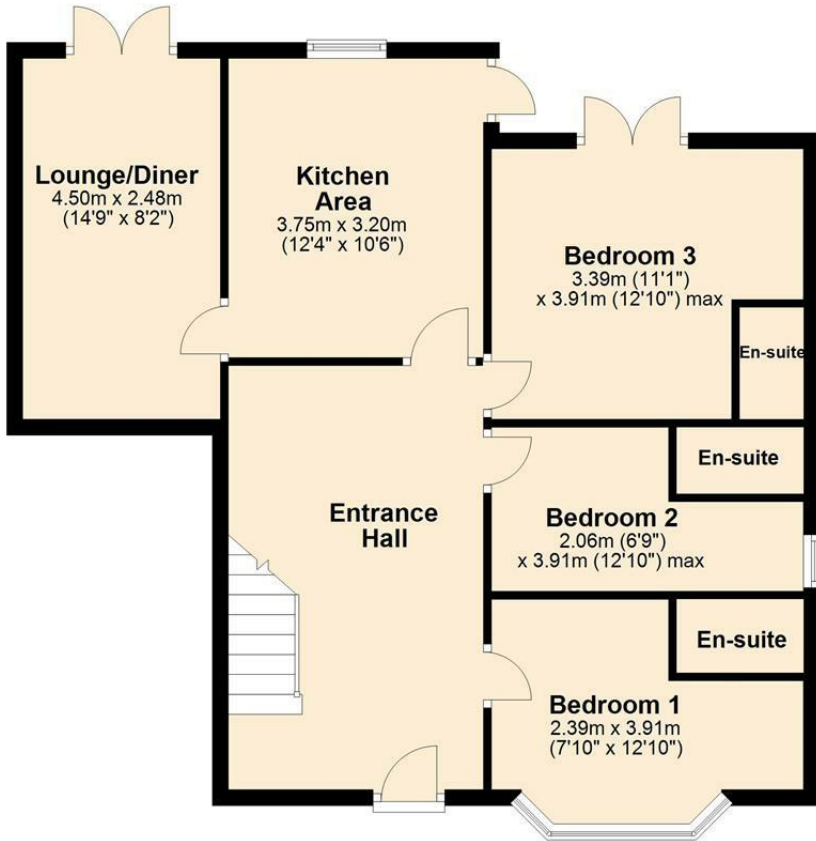




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>60</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

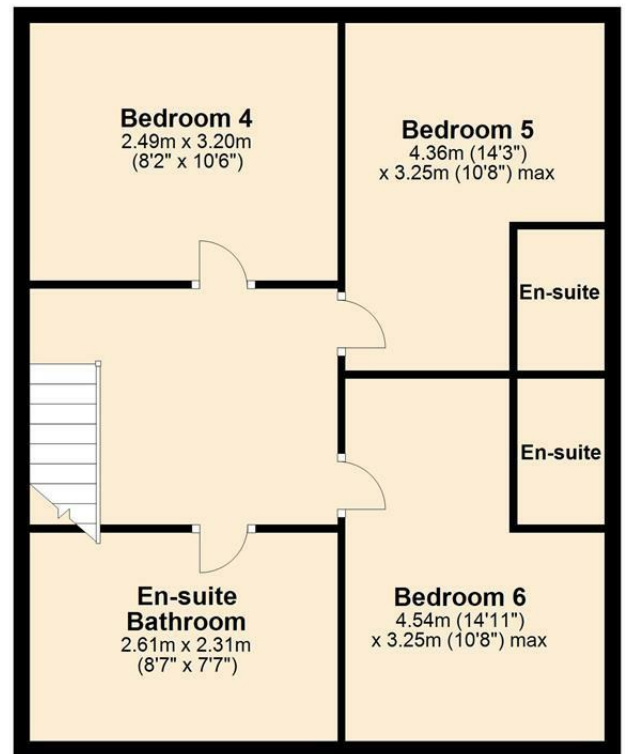
### Ground Floor

Approx. 73.3 sq. metres (788.8 sq. feet)



### First Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



Total area: approx. 129.6 sq. metres (1395.5 sq. feet)

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