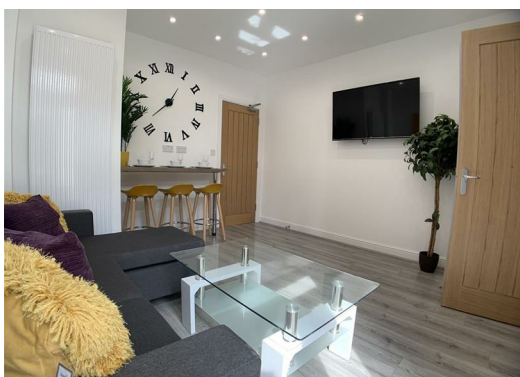




## 38 Francis Road, Birmingham, B27 6LX Offers In The Region Of £390,000



\*\*\*\* EXCELLENT OPPORTUNITY to purchase a well established 6 bed HMO with 4 en-suite plus two rooms sharing 1 bathroom\*\*\*\* GROSS ANNUAL INCOME £38,040 | Fully tenanted | No chain | Gross yield 8.77 % after bills deducted | Great historical occupancy record | 2% buyers Fee.



## Property Overview

\*\*\*\* NEW INSTRUCTION\*\*\*\* INVESTMENT OPPORTUNITY  
\*\*\*\*

Genie homes are please to introduce this expansive six bedroom HMO meticulously designed, featuring four bedrooms with en-suite facilities and two sharing an additional bathroom. Monthly rental income £3170, NO CHAIN.

The bathrooms and kitchen have been tastefully furnished to a modern standard, plus the property boasts delightful accents such as decal features. The property operates as a House of Multiple Occupation (HMO) and holds full licensing for working professional tenants. PFAM has initiated the process of obtaining a Certificate Of Lawfulness. granting C4 planning status to potential buyers.

### Ground Floor:

Entrance Hallway: Wall mounted radiator.  
Bedroom 1: Wall mounted radiator, wardrobe, double glazed bay window views to the front, carpeted.  
Bedroom 2: Wall mounted radiator, wardrobe, double glazed bay window views to the front, carpeted.  
Shower Room: Shower cubicle, hand wash basin and WC.  
Lounge: Settee, Coffee table, breakfast bar with stools, double glazed french doors leading to the private rear garden.  
Kitchen: Integrated double oven, hob with stainless steel extractor fan, stainless steel sink with mixer taps, washing machine and tumble dryer.  
Rear lobby: Two fridge/freezers.

### First Floor:

Bedroom 3: Wall mounted radiator, wardrobe, double glazed window views to the rear, carpeted. En-suite with shower cubicle, hand wash basin and WC.  
Bedroom 4: Wall mounted radiator, wardrobe, double glazed window views to the rear, carpeted. En-suite with shower cubicle, hand wash basin and WC.

### Second Floor:

Bedroom 5: Wall mounted radiator, wardrobe, double glazed window views to the rear, carpeted. En-suite with shower cubicle, hand wash basin and WC.  
Bedroom 6: Wall mounted radiator, wardrobe, double glazed window views to the front, carpeted. En-suite with shower cubicle, hand wash basin and WC.

Outside: The property boosted a generously sized garden with a patio, lawn area, complemented with mature shrubbery, fenced.

The property for commuting, the city centre is a 9 minute train ride away, or alternatively, 20 minute by car, offering a multitude of employment opportunities. Hartlands Hospital is 15 minutes away. Access to motorways.

## Rental Breakdown / Key Financials

Key financials:

Room 1 £495  
Room 2 £500  
Room 3 £575  
Room 4 £500  
Room 5 £550  
Room 6 £550

Monthly income £3170  
Gross Rental £38,040  
Annual bills including water £3,825  
ROI 8.77% after bills.

Management £300 ( More details on request)

## 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.

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.

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.)

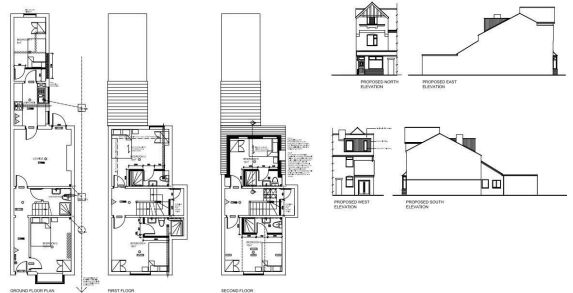
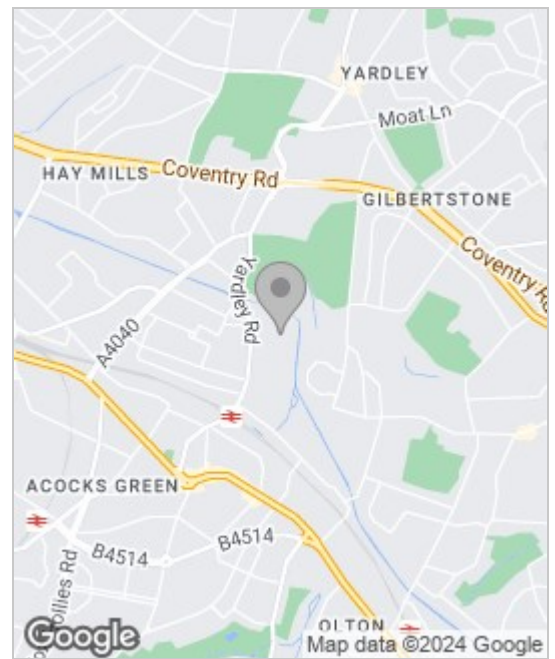
## Disclaimer

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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>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(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	