

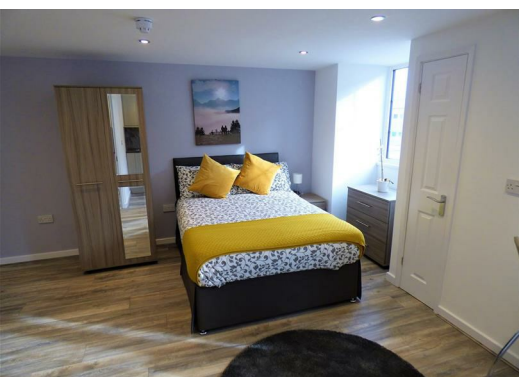


244 Castle Street, Dudley, DY1 1LQ

Best Offers Around £670,000

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**** NEW INSTRUCTION **** INVESTMENT PROPERTY GENERATING £70,680 GROSS INCOME **** | This attractive corner building hosts seven en-suite HMO rooms on Assured Shorthold Tenancies | Five self contained studio apartments on the second floor | Situated in an incredibly convenient town centre location | Directly opposite Dudley bus station | Ground rental peppercorn.



Property Overview

**** NEW INSTRUCTION **** INVESTMENT OPPORTUNITY **** ANNUAL GROSS INCOME £70,680

Genie Homes is delighted to present this extensively attractive portfolio of 5 self contained studio apartments and 7 en-suite HMO rooms nestled in the vibrant heart of Dudley Town Centre.

This accommodation offers well-proportioned spaces adorned with characterful features. Among these are lofty ceilings, expansive feature windows on the first floor, a contemporary fully equipped kitchen, and a dedicated dining/ television area. Additionally, the property boasts 7 double bedrooms with en-suite facilities, situated across the first floor. Five self contained studio apartments occupying the second floor with a laundry room plus small social room.

Location

Conveniently positioned opposite Dudley Bus Station, the properties offer unrivalled centrality with all essential amenities just steps away. Boasting modern fixtures and fittings, the properties are fully compliant with HMO regulation

Studio Energy Performance Rating D

Tenure

Leasehold. 999 years from 29th September 2014. Ground rent a peppercorn.

Rental Breakdown

Self contained Studio apartments

Studio 1 £475
Studio 2 £475
Studio 3 £550
Studio 4 £450
Studio 5 £525

Studio Monthly income £2,475

HMO Rooms (Bills included excluding Council Tax)

Room 1 £575
Room 2 £500
Room 3 £550
Room 4 £395
Room 5 £495
Room 6 £450
Room 7 £450

Monthly income £3,415
Annual income £70,680

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

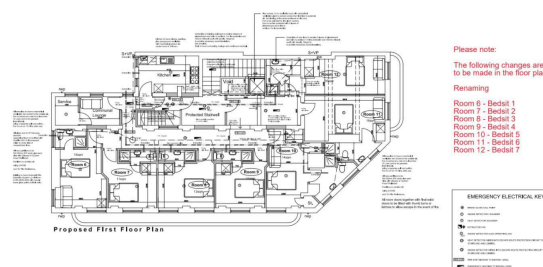
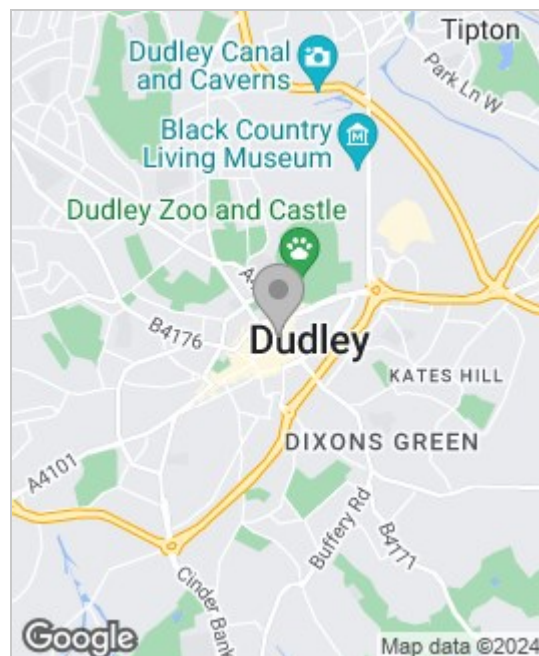
Freehold

POSSESSION

Tenanted

VIEWING

Viewing strictly by appointment through Genie Homes



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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