



**48 Winstar Avenue, Solihull, B93 8ST**  
**Offers In The Region Of £159,000**



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## Property Description

\*\*\*\*INTRODUCING WINSTER AVENUE\*\*\*\* LEASEHOLD INVESTMENT OPPORTUNITY \*\*\*\* BENTLEY HEATH,SOLIHULL\*\*\*\*

Introducing Winster Avenue, 2 bedroom apartment in Bentley Heath, B93, brought to you by Genie Homes. Currently, this property comes vacant, has been generating a monthly rental income of £730. This presents an excellent investment opportunity, and there is potential to enhance the rental yield over time. The upcoming rental review is scheduled for December 2023. The apartment is ideally situated on the top floor.

This leasehold property has approximately 67 years remaining. If you're considering financing the purchase, it's essential to confirm with your lenders their willingness to provide a mortgage under the lease terms. The property incurs an annual ground rent of £160, while there is no service charge.

The accommodation comprises a spacious Lounge/ Dining Room, a fully fitted kitchen, two bedrooms and a bathroom. The communal gardens surround the apartment complex adding to the visual appeal, and off-road parking is available.

Additional details

Council Tax Band: C

Energy Performance Certificate (EPC) E

Bentley Heath, located in the Solihull borough, offers ample green spaces and amenities, including a primary school, village hall, butchers, supermarket, and a post office. Winster Avenue enjoys the proximity to major road networks, particularly the M42, and benefits from a nearby train station in Dorridge plus bus routes.

## Lounge / Diner

20'4" x 11'1" (6.20 x 3.40)

With laminate flooring, electric heater and three sets of balcony doors surrounding the room.

## Kitchen

9'10" x 5'10" (3.00 x 1.80)

Fully fitted kitchen with integrated oven and electric hob, wall and base level units. Laminate flooring and grey worktop. Tiled splashback and double glazed window above stainless steel sink

## Bedroom 1

9'10" x 9'10" (3.00 x 3.00)

Laminate flooring, electric heater, double glazed window

## Bedroom 2

8'6" x 6'6" (2.60 x 2.00)

Laminate flooring, electric heater, velux window

## Bathroom

7'2" x 6'6" (2.20 x 2.00)

Fully fitted with wc, hand basin, bath and over shower, velux window.

## 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 for general information and it must not be inferred that any item is included for sale with the property.

#### TENURE

Leasehold

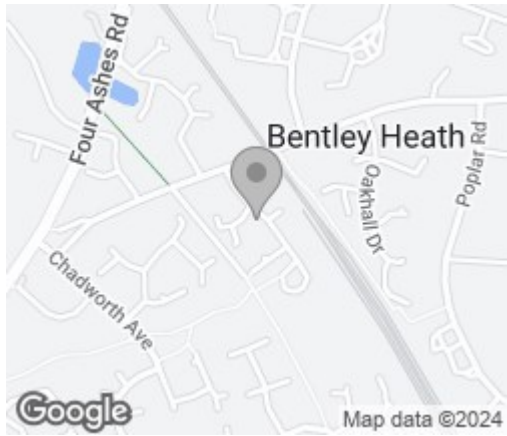
#### POSSESSION

Vacant

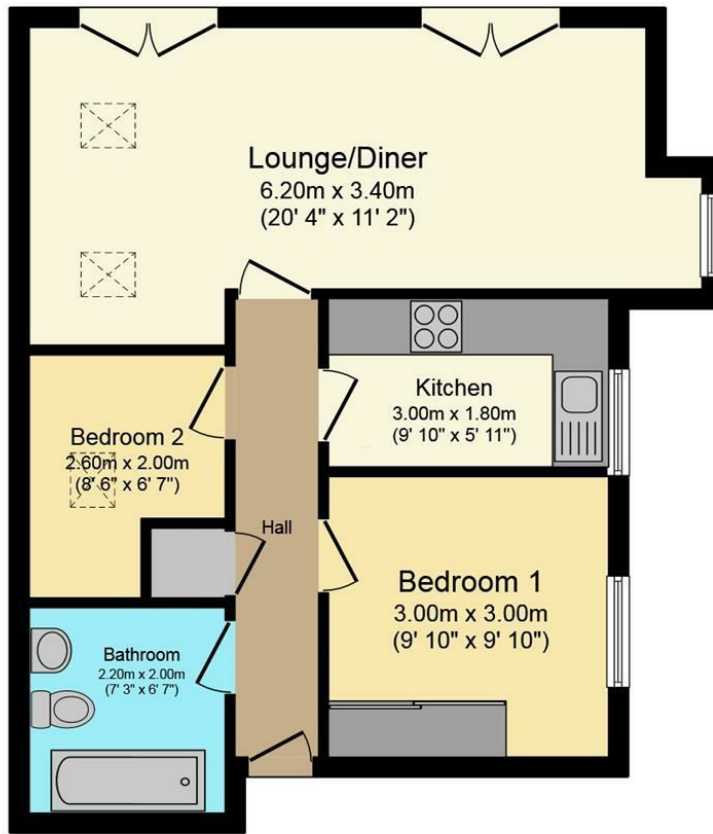
#### VIEWING

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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>51</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



**Floor Plan**

Total floor area 51.5 sq.m. (554 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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