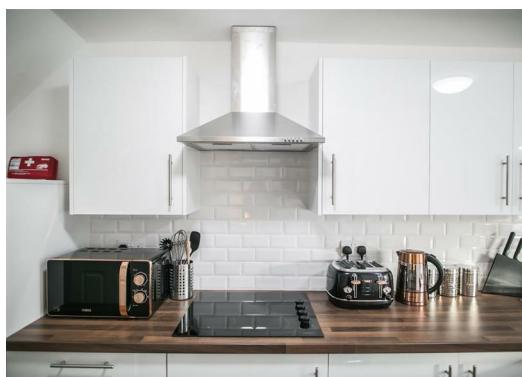




261 Tangmere Drive, Birmingham, B35 7PY Offers In The Region Of £240,000

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4 bed HMO | Fully renovated 2019 | 4 En Suite | Fully Furnished | rental income £2.250 pcm, £27,000 per annum | Off Street Parking | Great Location | Gravelled, low maintenance driveway



Property Overview

**** NEW TO THE MARKET**** 4 BED 4 BATH
PROFESSIONAL HMO**** MONTHLY INCOME
£2,250

Introducing this well presented and maintained, 4 bed, 4 ensuite HMO in Castle Vale. This property has been well finished and refurbished to a good standard. Offering a thoughtfully designed, well equipped kitchen/living area, 4 spacious bedrooms and 4 generous en-suites (all have shower cubicles). Large stoned back garden. The property was meticulously renovated in 2018/19, has been rented to professional's for the past four years with minimal voids. Please note Tangmere Drive is non-standard construction.

Ground floor: consists a spacious carpeted entrance hallway, stairs ascending to first floor, Bedroom 1 ensuite, open plan lounge/ kitchen and dining room, access to the rear garden.

First floor: Bedroom 2, bedroom 3 and bedroom 4 all double rooms with en-suite.

Garden: Large stoned rear garden with storage shed.

Council Tax banding: A
EPC C 28 March 2029
Yield 11%

SOLD AS SEEN, Viewing highly recommended.

Rental Information

The rental breakdown is as follows.

Room 1 - £575pcm
Room 2 - £575pcm
Room 3 - £525pcm
Room 4 - £575pcm

Total gross monthly rent - £2,250pcm
Total gross annual rent - £27,000 per annum

Gross yield at asking price - 11%

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
Fire Log Book
EPC
AST's for all rooms
DPS Certificates for all tenants

Buyers Fee and 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.

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.

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 of these elements provide peace of mind from the outset, along with our personal and proactive approach.

We look forward to hearing from you soon.

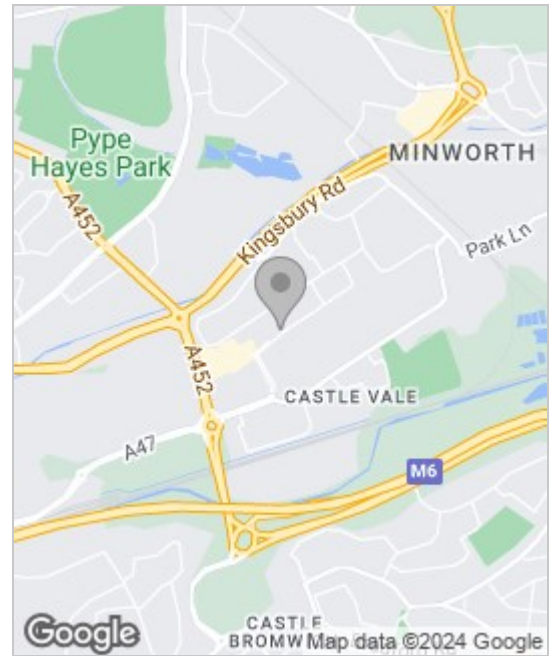
Disclaimer

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
Tenant occupied

VIEWING
Viewing strictly by appointment through Genie Homes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	