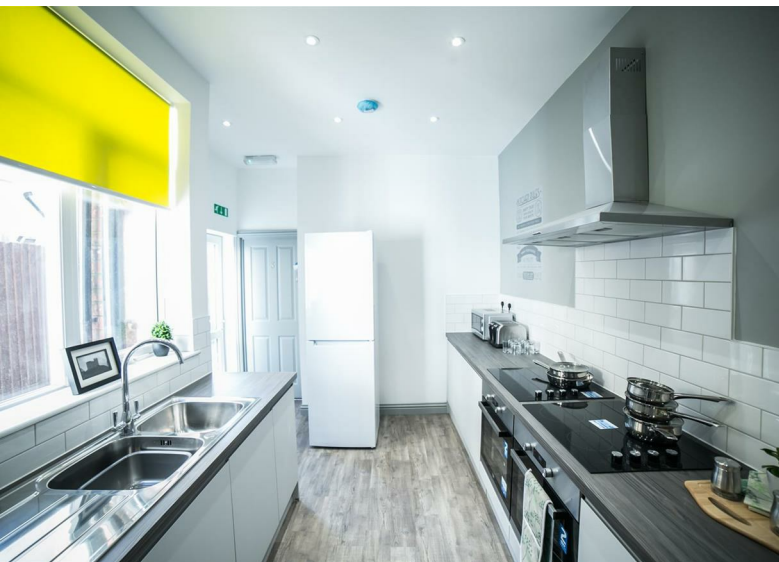




80 Birmingham Road, Dudley, DY1 4RF
Offers In The Region Of £350,000



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Description

Genie Homes are pleased to present this fully tenanted HMO on Birmingham Road, Dudley. A Mid-terraced property with 6 bedrooms and 6 bathrooms, generating a monthly rental income of £3,845. The management of the property is currently overseen by a letting agency that has expressed interest in continuing to work with the new owner. This property presents an ideal investment opportunity.

The property comprises of two floors. Ground floor has bedrooms 1-3, good sized kitchen. First floor has bedrooms 3-6. There is also a spacious backyard with parking space for two cars, with extra parking available on nearby Highfield Road.

Birmingham Road is situated opposite a large Tesco superstore, providing convenience on your doorstep. Perfectly situated for transport link and access to the motorway M6 / M5. Dudley offers a range of shopping and leisure facilities. The Merry Hill Shopping Centre is one of the largest shopping complexes in the UK, boasting a wide selection of shops, restaurants, and entertainment venues. In addition, there are numerous parks and green spaces in and around the town, providing opportunities for outdoor activities and relaxation for working professionals.

Monthly Rental income £3'845
Annual Rental Income £46,140
Yield 7.58 %
EPC E

Bedroom 1 Ensuite (ground floor)

The expansive front room showcases a bay window, complemented by stylish grey carpeting and a double radiator for optimal comfort. A convenient food prep area, complete with a small fridge freezer, adds functionality. The flooring boasts a sleek grey lino design, accompanied by a modern grey feature wall, adding a contemporary touch to the space. The ensuite bathroom offers a luxurious walk-in shower with a chrome mixer tap, a handbasin featuring an over mirror, and a toilet for added convenience. Grey blackout blinds.

Bedroom 2 Ensuite (ground floor)

A generously sized double room with attractive grey carpeting and a double radiator for warmth. The room also features a convenient food prep area, complete with a small fridge freezer and stylish grey lino flooring. Adding a touch of modern elegance is a tastefully designed grey feature wall. The ensuite bathroom offers a luxurious walk-in shower equipped with a sleek chrome mixer tap, a handbasin with an over mirror, and a toilet. Additionally, PVC double doors provide easy access to the rear garden. Grey blackout blinds.

Bedroom 3 Ensuite (ground floor)

A well-appointed double room adjacent to the kitchen, featuring a stylish grey carpet and complete furnishings. Access to the garden is provided through a PVC door conveniently located within the room. The ensuite bathroom boasts a walk-in shower, a wash hand basin, and a toilet (w/c). Additional amenities include a wall-mounted radiator for optimal comfort. Grey blackout blinds.

Bedroom 4 Ensuite (first floor)

This extensive and spacious double front room is adorned with two windows, providing ample natural light and an open, airy ambiance. The room includes a practical food prep area featuring a small fridge freezer, complemented by white splashback tiles and grey lino flooring. The carpet is tastefully grey to match the modern feature wall, enhancing the overall aesthetic. Furnished with a stylish grey two-seater sofa, the room offers both comfort and style. The ensuite bathroom is equipped with a convenient walk-in shower featuring a chrome mixer tap, a hand wash basin, and a w/c.

Bedroom 5 Ensuite (first floor)

This generously proportioned double room offers a delightful view of the rear garden. The grey carpeting harmonizes beautifully with the modern feature wall, creating an inviting atmosphere. The room comes fully furnished and includes a convenient food prep area with a small fridge/freezer, complemented by white splashback tiles, a ceiling light feature, and sleek grey lino flooring. The ensuite bathroom features a spacious walk-in shower with a chrome mixer tap, a hand wash basin, a w/c, and a mirrored bathroom cabinet for added functionality. The room is secured with a grey fire door equipped with a digilock, ensuring safety and peace of mind. Additionally, grey blackout blinds are provided to enhance privacy and control the amount of natural light entering the room.

Bedroom 6 Ensuite (first floor)

This spacious double room boasts a window with a pleasant view of the side of the property. The grey carpet elegantly complements the modern feature wall, creating a stylish and inviting space. The room comes fully furnished, offering maximum comfort. A practical food prep area, complete with a small fridge/freezer, is enhanced by attractive white splashback tiles, feature ceiling lights, and sleek grey lino flooring. The ensuite bathroom is equipped with a convenient walk-in shower featuring a chrome mixer tap, a mirrored bathroom cabinet, a wash hand basin, and a w/c. Grey blackout blinds are provided in the bedroom, allowing for optimal light control and privacy. For added security, the room features a grey fire door with a digilock, ensuring peace of mind.

Kitchen

Spacious, stylish kitchen with ample storage, dual ovens, two ceramic electric hobs, and a sleek chrome extractor fan. Two stainless steel sinks positioned under a large window overlooking the side of the property, ideal for accommodating multiple tenants. Additional stand-alone fridge/freezer. Convenient Worcester Greenstar combination boiler and washing machine. PVC door provides access to the rear garden and parking area. Complementing the overall aesthetic, the kitchen features contemporary grey lino flooring.

Rental Breakdown

The rental breakdown is as follows.

Room 1 - £575 pcm
Room 2 - £525 pcm
Room 3 - £550 pcm
Room 4 - £595 pcm
Room 5 - £575 pcm
Room 6 - £450 pcm

Total gross monthly rent - £3,270 pcm
Total gross annual rent - £39,240 per annum

Gross yield at asking price - 11.21%

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

EPC E
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.

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 within 2 working days of your offer.

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

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

Viewings - Strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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