



27 Kings Road, Birmingham, B23 7JN
Offers Around £320,000

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Property Overview

**** NEW TO THE MARKET**** HMO INVESTMENT PROPERTY****
RENTAL INCOME - £3,445 pcm / £41,340 p.a ****

The property has a HMO Licence and benefits from very well laid out accommodation including 6 generously proportioned bedrooms, six bathrooms. There is a well presented open plan kitchen / dining room.

The property boasts modern, UPVC double glazing, mains integrated smoke/fire alarm protection system and emergency lighting, furnished to a high standard.

There are gardens to the front and rear.

LOCATION

This property is conveniently located in a prominent position for local, shops and bus travel in four directions. Access to Cross City Line train travel at Gravelly Hill Train Station 0.7 miles. M6 Junction 6 and Aston Expressway around 1.7 miles.

TENURE Freehold

The property is currently let on a room by room basis on individual AST's for £3,445 pcm. rental Income. We are advised that the rent paid is on an "inclusive of bills" basis (the landlord is responsible for bills, council tax, wifi) (Each room has its own designated council tax band)

LOCATION

Ideally situated in a popular location near local shops and with public transport on hand including Gravelly Hill Railway Station being within walking distance as well as easy access into Birmingham City Centre and Motorway connections.

EPC D

Council Tax Band: A

Next

Kings Road - 6 Bed HMO, Birmingham
FOR SALE B23

£320,000

Information Unavailable - 6 Bedrooms 6 Bathrooms 1 Reception Rooms

Fully Licenced HMO (House In Multiple Occupation)

Ready Made Investment Property - Fully Let

6 Bathrooms (6 En-Suite Bathrooms)

Conveniently Located - Close To Bus & Train Links

Licence HMO ; (Licence No: LN/000000599

Stunning Open Plan Kitchen

Ready Made Investment HMO

Set Over 2 Floors

Rental breakdown

Room 1 £525

Room 2: £575

Room 3: £550

Room 4 £595

Room 5 £575

Room 6 £625

Month income £3,445

Annual income £ 41,340

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

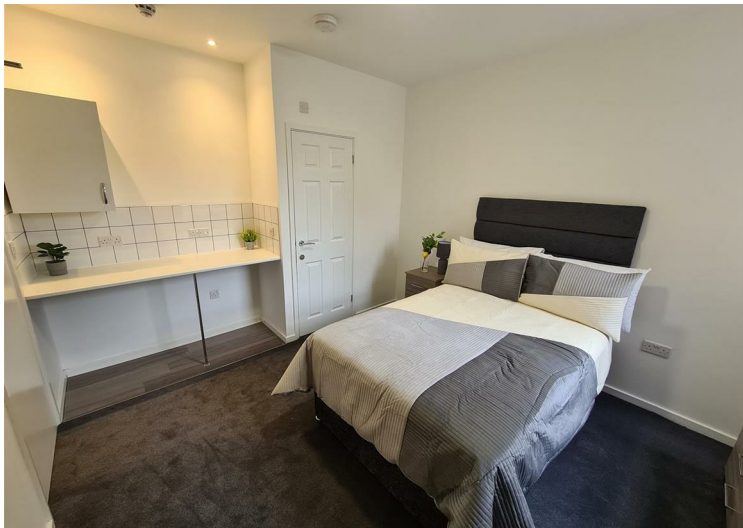
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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
Fully tenant occupied

VIEWING
Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	
England & Wales		EU Directive 2002/91/EC 

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