

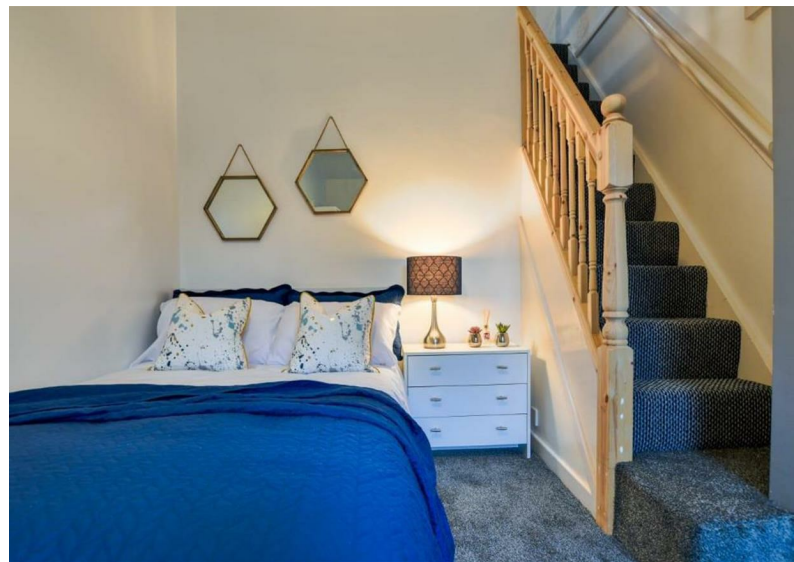


Shace Property Staging

66 Wolverhampton Road, Walsall, WS2 8PR
Offers In The Region Of £195,000



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Property Overview

**** NEW INSTRUCTION**** PERFECT BUY-TO-LET ****
INVESTMENT PROPERTY FOR SALE WALSALL **** MONTHLY
INCOME £1,795 ANNUAL INCOME £21,540

This recently refurbished 4-bedroom professional house share offers an exceptional standard of living for working professionals.

Following a complete renovation in 2020, the house boasts brand-new flooring throughout, along with a contemporary kitchen and bathroom.

Each bedroom is fully furnished and decorated to a high standard.

The rear of the property features a spacious garden.

Ideally situated near Manor Hospital, Wolverhampton Road serves as a major transport route into Walsall town centre. The property benefits from a bus stop just a few meters from the front door, ensuring excellent access to public transportation.

Individual Room Rents as follow...

Room 1 - Vacant - Advertised by Genie Homes for £450 per calendar month

Room 2 - Tenanted - £450 per calendar month

Room 3 - Tenanted - £475 per calendar month

Room 4 - Tenanted - £475 per calendar month

Yield 8.61%

Council Banding A

Council Tax D

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 The vendor has withdrawn from the sale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

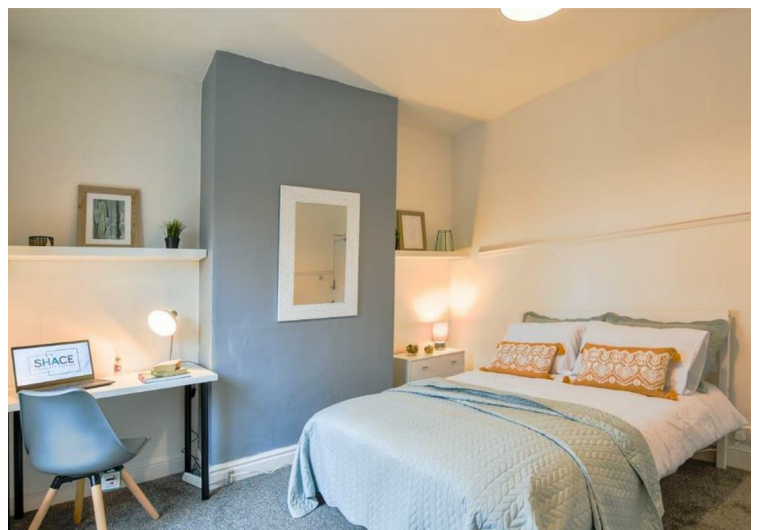
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 61 | 78 |
| England & Wales | | EU Directive 2002/91/EC  |

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