



Perry Barr Locks, 86 Fairview Avenue, Birmingham, B42 1LU Offers In The Region Of £320,000

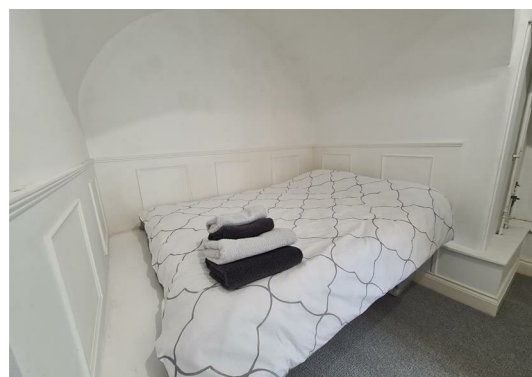


****NEW INSTRUCTION****

Genie Homes are happy to welcome you to this unique Grade 2 listed character property located in the picturesque Perry Barr Locks, Fairview Avenue, Birmingham. The building is made up for 3 individual apartments.

Situated in a stunning canal-side setting, this property offers not only beautifully refurbished interiors but also a tranquil environment. The recent refurbishment ensures that you can enjoy modern amenities while still basking in the historical charm of this Grade 2 listed building.

If you are looking for an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to own a piece of history in this beautiful location. Contact us today to arrange a viewing and experience the magic of canal-side living at its finest.



Property Description

**** NEW INSTRUCTION **** IDEAL INVESTMENT OPPORTUNITY****

Here we have an amazing building consisting of three one bedroom apartments.

This property would be suited to a first time landlord or investor looking to expand their portfolio.

Area and Location:
The Perry Barr Locks consist of three newly refurbished apartments within the historical Lock House.
Fairview Avenue is a quiet road just off the A34, so the property has great transport links leading to the City Centre and plenty of on street parking.

Property Details:
Apartment One EPC E
Apartment Two EPC D
Apartment Three EPC E

Freehold
Buy-to-Let Opportunity
Investment potential details on request
Council Tax Band A
Tenure: 2 of 3 apartments tenanted
Rental potential £28,500
Gross Yield 8.38%

Rental Breakdown

Apartment 1 Rental income £725

Apartment 2 Rental Income £825 Currently Vacant

Apartment 3 Rental Income £825

Monthly income £2,375 Annual income £28,500

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.

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.

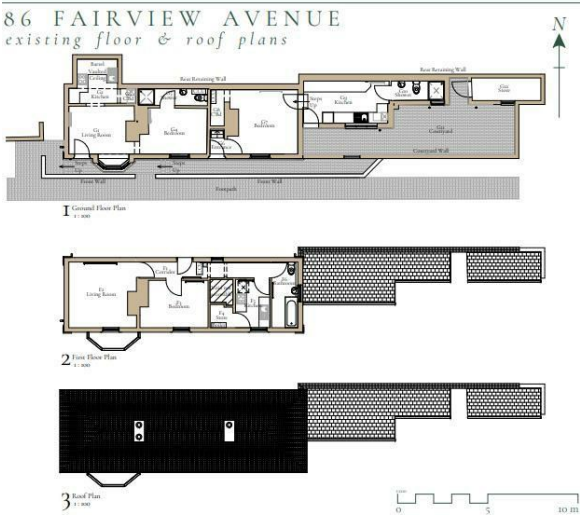
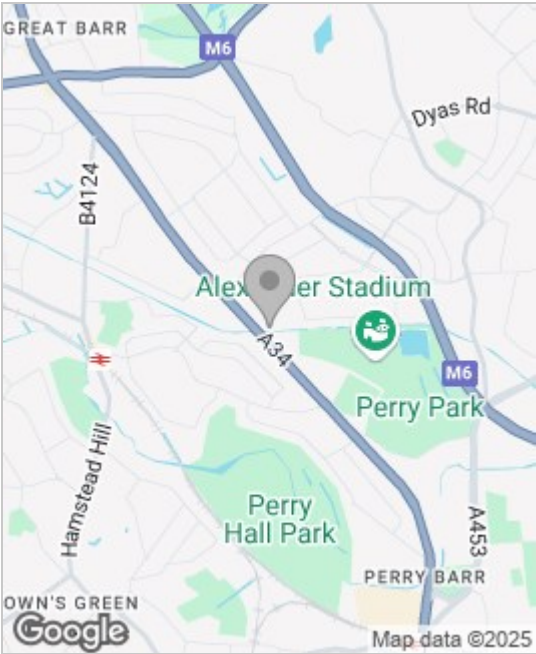
Disclaimer

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
Two out of Three Apartments tenanted

VIEWING
Viewing 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	60	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.