



## 40 Johnson Road, Birmingham, B23 6PY Offers In The Region Of £365,000

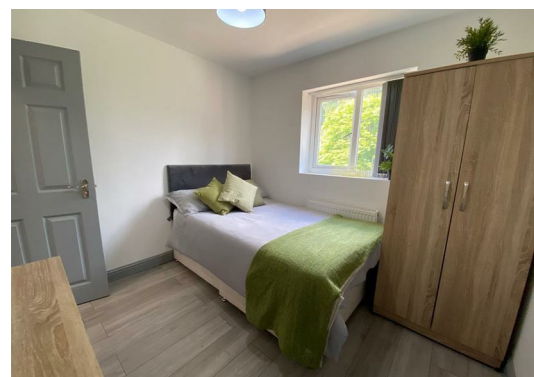
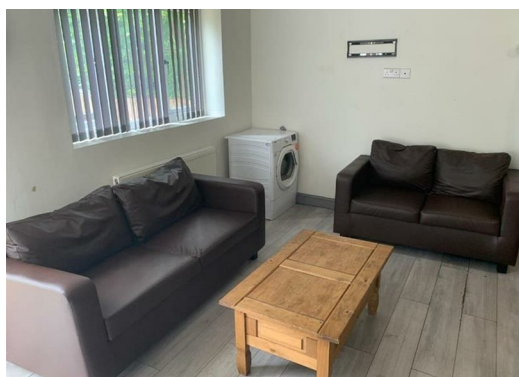


Welcome to this stunning property located on Johnson Road in Birmingham!

This magnificent house, boasts a total of six spacious bedrooms and six modern bathrooms, making it an ideal choice for those looking for a House of Multiple Occupancy (HMO) property.

As you step inside, you'll be greeted by a the reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. Each of the six bedrooms is generously sized, providing ample space for residents to create their own personal sanctuary.

The property's six bathrooms are beautifully designed and offer convenience and privacy for each occupant. Whether you're getting ready for the day ahead or unwinding after a long day, these well-appointed bathrooms cater to your every need.



## Property Overview

\*\*\*\* NEW INSTRUCTION\*\*\*\*

PERFECT BUY-TO-LET \*\*\*\*

INVESTMENT PROPERTY FOR SALE  
ERDINGTON \*\*\*\* FULLY TENANTED  
\*\*\*\* ANNUAL INCOME £36,000

This property is ideally located on a beautiful, quiet, leafy street in Erdington and is conveniently situated for transportation links to the City Centre and local amenities, as well as being only a short walk to the main high street.

The property is a 6 bedroom HMO, boasting private en-suites in every room, currently tenanted by working professionals. Each room is kitted out with a double bed, wardrobe, drawers, bedside table, and a desk area with shelving.

Downstairs we have a large stylish communal kitchen with cooking and washing facilities and plenty of extra cupboard storage.

EPC D  
Council Tax Band B

## Rental Breakdown

Current rental prices are as follows...

Room 1 - tenanted at £430 per calendar month

Room 2 - tenanted at £460 per calendar month

Room 3 - tenanted at £495 per calendar month

Room 4 - tenanted at £460 per calendar month

Room 5 - vacant and being

advertised by Genie Homes at £605 per calendar month

Room 6 - tenanted at £550 per calendar month

Monthly Income £3,000  
Annual Income £36,000  
Yield 9.86% Gross

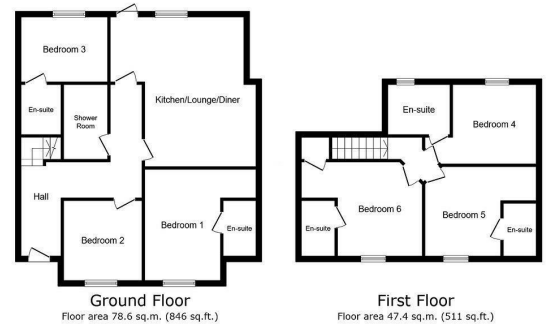
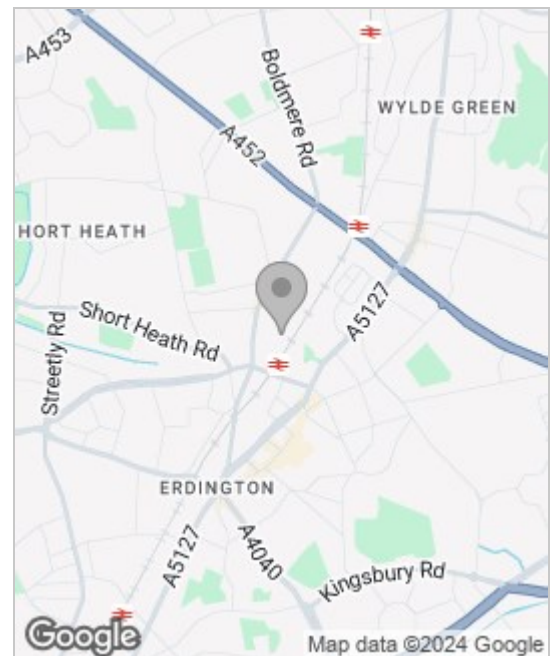
## Disclaimer

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



TOTAL: 126.0 sq.m. (1,357 sq.ft.)  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and dimensions are approximate. We do not warrant, represent or accept any liability for any purpose and do not form any part of any agreement, no liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.