



76 Irwell Road, Tamworth, B77 2JJ Offers In The Region Of £175,000

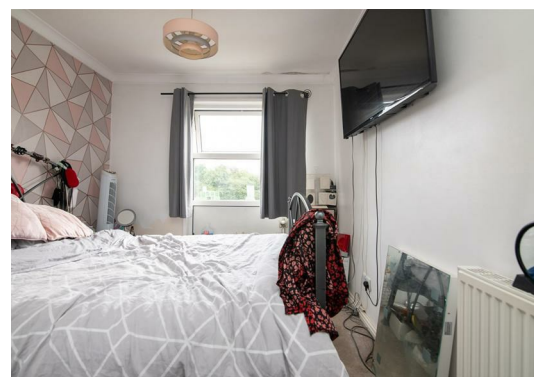
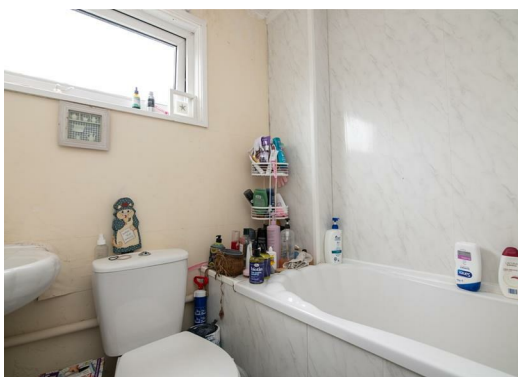


Nestled in the sought-after location of Irwell, Tamworth, this charming terraced house presents a fantastic opportunity for immediate investment. Boasting four bedrooms and a family bathroom, this property offers ample space for comfortable living.

Built in the late 1970s, this well-maintained home exudes a timeless appeal while providing modern conveniences. With a generous 977 sq ft of living space, ideal investment property.

The property's prime location in Irwell ensures easy access to excellent transport links, making commuting a breeze. Currently, the house is generating £775 per calendar month in rental income, with the potential to increase to £900 pcm, offering a lucrative investment opportunity.

If you are looking to expand your property portfolio this residence in Irwell is sure to captivate with its spacious layout, convenient location, and promising investment returns. Don't miss out on the chance to make this property part of a portfolio or to start off your investment journey.



Property Description

**** INVESTMENT OPPORTUNITY ** PERFECT BUY-TO-LET ** GENERATING £775 PCM **** CHAIN FREE ****

Genie homes are pleased to offer this spacious 4 bedroom investment property in Irwell, Tamworth.

Tenant occupied, instant income generator £775 pcm potential to increase to £900.

Property comprises

Ground Floor:

Entrance hallway,
Lounge: Laminate flooring, double glazed window rear facing, radiator 4.40m x 3.60m
Spacious kitchen / dining room: Fully fitted kitchen, white units, black worktops, white splashback wall tiles, gas oven with gas hob, laminate flooring, radiator, double glazed windows kitchen front facing, dining room rear facing, PVC single door to rear garden. 5.40m x 3.80m,
Separate W/C.

First floor:

Bedroom 1: Carpet flooring, double glazed window rear facing, radiator 5.60m x 2.40m
Bedroom 2: Carpet flooring, double glazed window rear facing, radiator 3,60m x 2.60m
Bedroom 3: Carpet flooring, double glazed window rear facing, radiator 3,60m x 1.70m
Bedroom 4: Carpet flooring, double glazed window rear facing, radiator 3.60m x 1.70m
Family bathroom: Panel bath, wash hand basin, W/C, double glazed window front facing, vinyl flooring, marble effect wall panelling, radiator.

External: Private part walled rear garden, rear access gate, shed.

Gas central heating throughout.

The council tax band is A.

Located in the popular town of Tamworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A5 and many local bus and train routes.

This exciting opportunity should not be missed! All enquiries can be made through Genie Homes

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.

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.

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 gumped.

- 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.

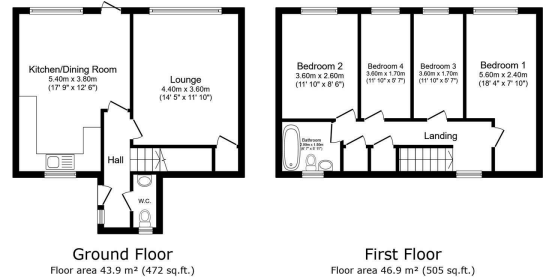
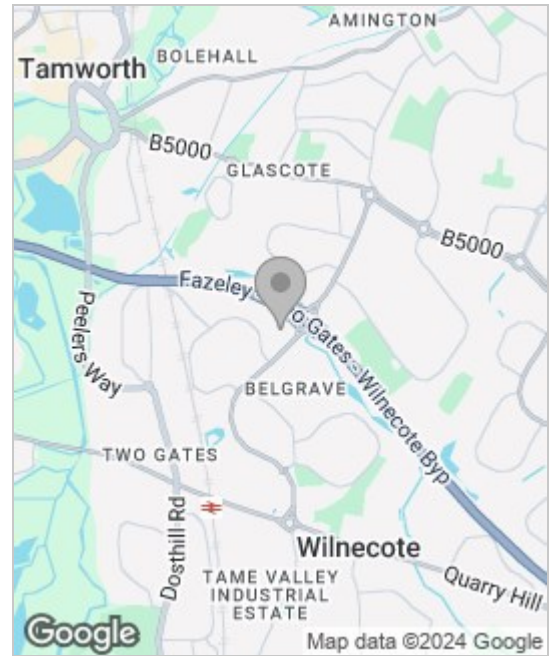
Disclaimer

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Tenure - Freehold

Possession - Tenant Occupied

Viewings - Strictly by appointment through Genie Homes



TOTAL: 90.8 m² (977 sq.ft.)
This floor plan is for illustration purposes only, it is not drawn to scale. All measurements, floor areas (including any total floor areas, openings and overhangs) are approximate. We do not warrant, have control or 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			
(81-91) B			79
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	