



## 12 Pennant Road, Cradley Heath, B64 6BA Offers In The Region Of £1,225,000

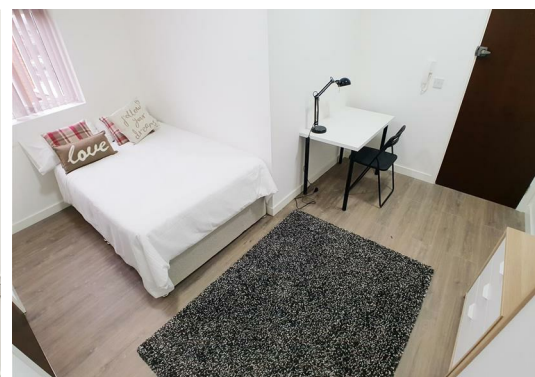
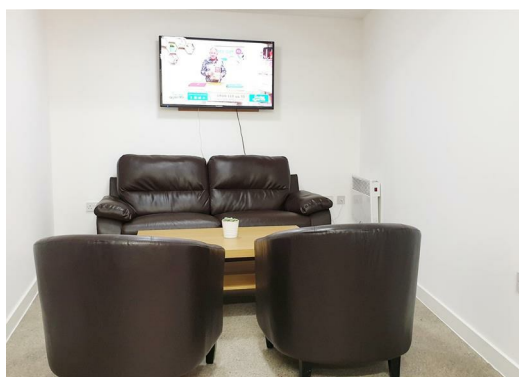


\*\*\*\* UNIQUE INVESTMENT OPPORTUNITY OFF CRADLEY HEATH HIGH STREET \*\*\* 19 BEDROOMS, 19 EN-SUITE BATHROOMS 3 LARGE RECEPTION AREA'S \*\*\*\* GENERATING £115,620 PA \*\*\*\*

Genie Homes are proud to represent this truly tastefully presentable investment property just off the highly sought after location of Cradley Heath. Class C, Tenant occupied generating £9,636 pcm £115,620 per annum.

Located on Pennant Road in the town of Cradley Heath, this property is a remarkable find. Boasting an impressive 5,844 square feet, this property offers a unique opportunity with its 19 bedrooms, each equipped with its own en-suite bathroom.

Upon entering, a carpeted spacious hallway leading to the ground floor accommodation. The property features not just one, but three large open plan kitchens / dining room & lounge area, providing ample space for culinary enthusiasts or catering to multiple tenants



## Property Description

Property comprises:

### Ground floor:

Bin Store, carpet flooring entrance hallway leading to Room 1,2,3,4 & 5, large open plan living area, dining area & fully equipped kitchen, vinyl flooring, large storage room, laundry room, understairs cupboard, double security doors to first floor accommodation. All rooms en-suite with Saniflo toilets, shower cubical, wash hand basin, heated towel rail, electricity meters, laminate flooring.

### First floor:

Long carpeted landing leading to Rooms 6,7,8,9,10,11 & 12, laundry room, storage, open plan lounge, dining room & fully equipped kitchen. All room en-suite with toilet, wash hand basin and shower cubical heated towel rain, electricity meters, laminate flooring.

### Second floor:

Long carpeted landing leading to Rooms 13,14,15,16,17,18,& 19, laundry room, storage, open plan lounge, dining room & fully equipped kitchen. All room en-suite with toilet, wash hand basin and shower cubical heated towel rain, electricity meters, laminate flooring.

Property fully HMO compliant.

Electric wall mounted heaters throughout,  
Double glazed windows  
A Class alarm system.  
CCTV

## 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 mortgageability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

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.

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.

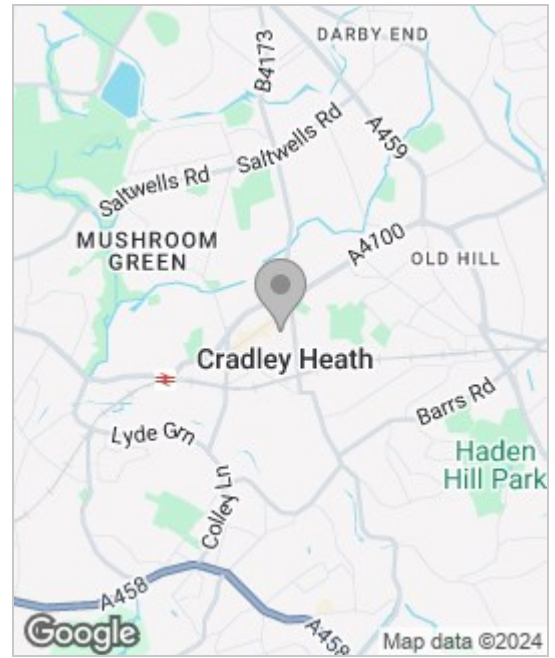
## Disclaimer

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



12 Pennant Road - Ground Floor Plan



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			
England & Wales		64	74
		EU Directive 2002/91/EC	