



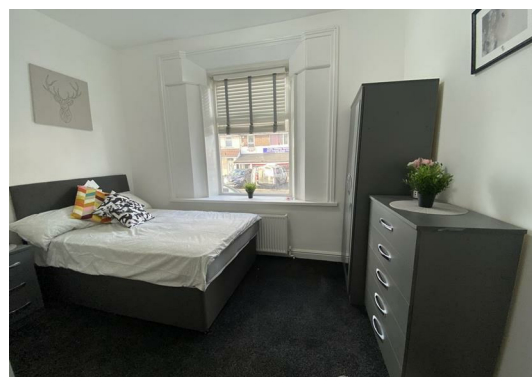
75 Rood End Road, Oldbury, B68 8SL Offers In The Region Of £325,000



Nestled in the Rood End Road of Oldbury, this stunning terraced house from the early 1900s is a true gem waiting to be discovered. Boasting a generous 1,140 sq ft of living space, this property offers not just one, but six spacious bedrooms and six bathrooms, making it an ideal investment opportunity for those looking to expand their portfolio.

Currently tenanted, this property is an instant income generator, ensuring a steady flow of revenue from day one. The strategic location provides easy access to both the M6 and M5 motorways, perfect for those who require convenient travel options. Additionally, the great transport links in the area make commuting a breeze, whether it's for work or leisure.

Imagine the potential this property holds for you - from the classic terraced architecture to the ample living space, there's so much you can do to make this house your own. Don't miss out on this fantastic opportunity to own a piece of history while securing a sound investment for the future.



Property Description

*** INVESTORS TAKE NOTE!! 6 bedroom 6 bathroom
Investment opportunity

We are proud to bring this up and running, 6 BEDROOM HMO in Oldbury to the sales market. An renovated property that is operating as a professional HMO.

The house boasts a great location for working professional, close to M5. and having a bus stop within a few meters of the main road and excellent transport links to both the city centre and Smethwick, Train Station Langley Green 1 mile away, along with Aldi supermarket, Legion Gym 1 minutes walk, local amenities directly across the road in fact everything the professional tenants need is on their doorstep.

GROUND FLOOR

The ground floor consists of a communal kitchen,, bedrooms 1, 2, & 3 off the kitchen. The kitchen is fitted with modern appliances, cupboards, and two full size fridge/ freezers. access to share side alleyway, cellar which could be used as an setting room or games room.

FIRST FLOOR

The first floor bedrooms 4, 5, & 6

So to sum up, there are 6 rooms total, which are all ensuite.

The property is fully licensed with Sandwell Council and the lettings have been carried out by Genie Homes for the past 4 years. This really is an investment that will pay you back from day 1, with no additional work needed.

The property comes with up to date documentation

- Annual Fire Alarm Test Certificate
- Annual Emergency Lighting Test Certificate
- EICR
- Gas Certificate
- PAT Test
- HMO License
- EPC D
- AST's for all rooms
- DPS Certificates for all tenants

Rental Breakdown

Rental Breakdown

- Rm 1 £575
- Rm 2 £525
- Rm 3 £475
- Rm 4 £525
- Rm 5 £575
- Rm 6 £575

Monthly income £3,250

Annual income £39,000

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 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.

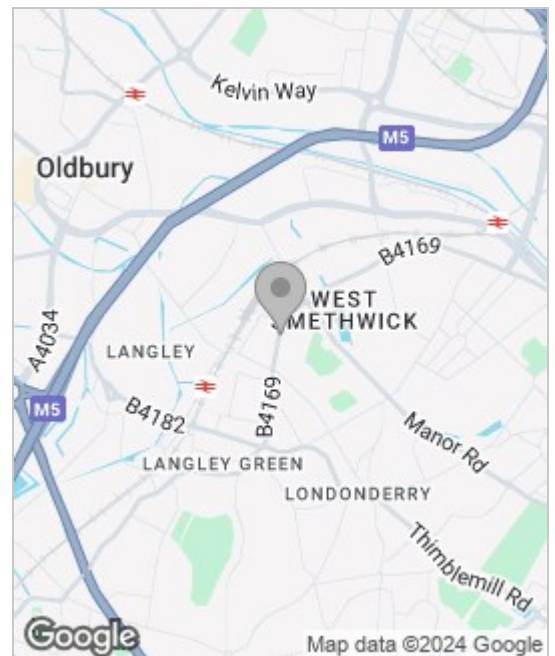
Disclaimer

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 - Tenant Occupied

Viewings - Strictly by appointment through Genie Homes



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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	

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