



281 St. Pauls Road, Smethwick, B66 1HE Offers In The Region Of £310,000



Genie Homes are pleased to offer St. Pauls Road in the vibrant area of Smethwick, this semi-detached house with a service accommodation contract in place, great investment opportunity. Spanning an impressive 1,453 square feet, the property boasts three generously sized double bedrooms, each equipped with its own ensuite bathroom, ensuring comfort and privacy for all residents.

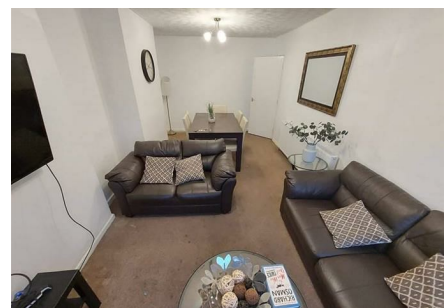
Upon entering, you are greeted by a large open-plan living and dining area. The spacious kitchen is well-appointed, providing ample room, while a separate utility and storage room adds to the practicality of the property. Additionally, a convenient downstairs shower room and a separate WC enhance the functionality of the living space.

The property features two reception rooms, allowing for versatile use. Outside, the enclosed rear garden offers a private retreat.

With parking available for two vehicles, this home is not only spacious but also conveniently located. Currently fully tenanted, the property generates a rental income of £1,295 per calendar month, amounting to an impressive £15,540 annually. This makes it an ideal choice for investors seeking a reliable income stream hands off investment.

In summary, this semi-detached house on St. Pauls Road is a remarkable find, combining spacious living, making it a prime investment opportunity in the heart of Smethwick.

- SERVICE ACCOMMODATION INVESTMENT
- Well appointed equipped kitchen
- Off road parking + Garage
- Large Utility / Storage
- 2% Buyers Fee
- 3/4 Double bedrooms 3 with ensuite bathrooms
- Fully tenanted
- Great location, Smethwick
- Gross rental income £1,295



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