



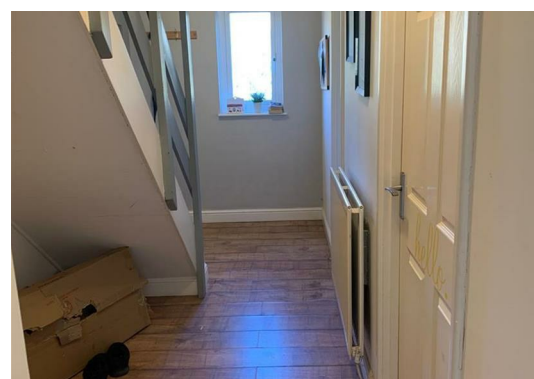
126 High Trees Close, Redditch, B98 7XL Offers In The Region Of £270,000



Genie Homes are pleased to offer High Trees Close, Redditch, this end-terrace house presents an excellent opportunity for both investors and families alike. Spanning an impressive 1044.1 square feet, the property boasts four spacious bedrooms, making it ideal for a growing family or as a lucrative serviced accommodation property.

This home combines classic design with modern functionality. The well-proportioned reception room offers a welcoming space for relaxation and entertainment, while the single bathroom caters to the needs of the household. The property is currently generating a gross monthly income of £2,375 amounting to £28,500 annually, making it an attractive investment opportunity for those looking to expand their portfolio. Gross Yield 10.55%

Conveniently located, this residence is in close proximity to local amenities, ensuring that everyday necessities are just a stone's throw away. Additionally, the excellent transport links, including the nearby Alcester Highway A441, provide easy access to surrounding areas, enhancing the appeal for both residents.



Property Overview

This well-presented end-terrace property offers an excellent opportunity for both investors and families. Generously sized at approximately 1,044 sq ft, the home features four spacious bedrooms—currently being used as serviced accommodation investment.

Property comprises: Ground Floor

Side entrance porch - Leads to entrance hallway
Inner entrance hallway - Carpeted stairs to first floor, understairs storage area, door to bedroom 1, downstairs w/c, Laminated flooring, wall mounted radiator, window to front. doorway to utility & Kitchen / dining area. 5.08 x 1.08m (16'6" x 3'5")

Bedroom 1 - Large double glazed window aspect to front, 3.19m x 2.07m (10'5" x 6'9") Carpet flooring, wall mounted radiator
Kitchen / dining room - Tiled flooring, window with aspect to rear, matching units wooden effect, electric hop, stainless steel extractor, oven, stainless steel drainer sink with mixer tap, dining area 5.08m x 3.50m (16'8" x 11'5")
Utility - Laminated floor, door to rear garden, wall mounted radiator 2.87m x 2.08m (9'4" x 6'9")

First Floor:

Carpeted landing - Doors leading to

Family bathroom, Vinyl flooring, bath with electric over shower, tiled splash back tiles, hand wash basin, WC, Frosted window with rear aspect. 2.07m x 1.71m (6'9" x 5'7")
Bedroom 5 - Rear aspect, carpet flooring, wall mounted radiator, 4.22m x 3.23m (13'10" x 10'7")
Bedroom 4 - Front aspect, carpet flooring, wall mounted radiator, 4.43m x 3.26m (14'6" x 10'8")
Bedroom 3 - Front aspect, carpet flooring, wall mounted radiator, 2.93m x 2.10m (9'7" x 6'10")
Bedroom 2 - Front & rear aspect, carpet flooring, wall mounted radiator, 3.23m x 2.69m (Max) 2.25m (Min) (10'7" x 8'9" (Max) 7'4" (Min)

Garden - Wall stepped garden, grassed lawned verges, fenced.
Front garden - Lawned area.

On road parking
EPC C
Council Tax band B

Buyer 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 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.

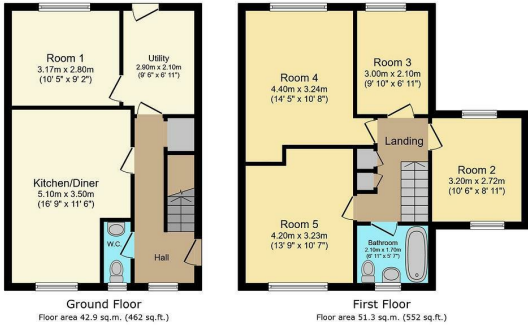
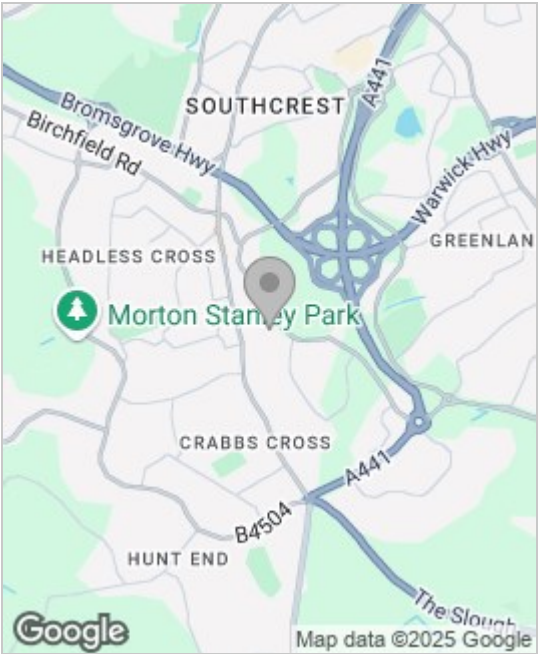
Disclaimer

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.

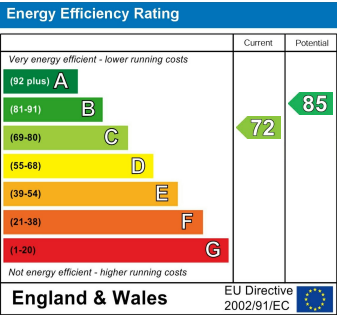
Tenure - Freehold

Possession - Tenanted / Vacant

Viewings - Strictly by appointment through Genie Homes



Total floor area: 94.3 sq.m. (1,015 sq.ft.)
This floor plan is for information purposes only. It is not shown to scale. Any measurements, floor areas (including any total floor area), dimensions and approximations. No claims are guaranteed. Any errors for which we are not liable and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must take their own measurements.



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