



## 38 Francis Road, Birmingham, B27 6LX Offers In The Region Of £375,000

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\*\*\*\* EXCELLENT OPPORTUNITY to purchase a well established 6 bed HMO with 4 en-suite plus two rooms sharing 1 bathroom\*\*\*\* GROSS ANNUAL INCOME £35,340 | Fully tenanted | No chain | Gross yield 9.4 % | Great historical occupancy record | 2% buyers Fee applies.



Property Overview

Investment Opportunity – Fully Licensed Six-Bedroom HMO – £2,945 Monthly Income – No Chain

Genie Homes are delighted to present this exceptional investment opportunity—a spacious and stylish six-bedroom House in Multiple Occupation (HMO), thoughtfully designed and currently generating a strong monthly rental income of £3,945. Offered with no onward chain, this fully licensed HMO is ideal for investors seeking a property in a prime location.

The property comprises four en-suite bedrooms and two additional bedrooms sharing a modern communal bathroom. All rooms are fully furnished and designed to appeal to professional tenants.

Property Overview:  
Six spacious bedrooms

Four with private en-suites

Two sharing a well-appointed bathroom

Fully furnished communal areas with stylish finishes and thoughtful details

Modern kitchen and bathrooms

Delightful decorative features including contemporary decals

Fully compliant HMO with full license in place for professional tenants

Accommodation Breakdown:  
Ground Floor:

Entrance Hallway: Wall-mounted radiator

Bedroom 1 & 2: Double glazed bay windows, wardrobes, carpeted, wall-mounted radiators

Shower Room: Modern suite with shower cubicle, hand wash basin, and WC

Lounge: Comfortable settee, coffee table, breakfast bar with stools, French doors opening to private rear garden

Kitchen: Integrated double oven, gas hob with extractor fan, stainless steel sink with mixer tap, washing machine, and tumble dryer

Rear Lobby: Houses two fridge/freezers

First Floor:

Bedroom 3 & 4: Double glazed rear windows, carpeted, wardrobes, wall-mounted radiators, both with private en-suites

Second Floor:

Bedroom 5: Rear aspect, carpeted, wardrobe, radiator, en-suite

Bedroom 6: Front aspect, carpeted, wardrobe, radiator, en-suite

Outside:  
The property benefits from a generously sized rear garden, complete with a patio and lawn area, mature shrubs, and secure fencing—ideal for tenant relaxation and social space.

Location:  
Just 9 minutes by train or 20 minutes by car to the city centre

Approx. 15-minute commute to Heartlands Hospital

Excellent access to motorway networks, making it ideal for commuting professionals

This is a turn-key investment with proven income and solid future potential. Don't miss your chance to acquire a high-performing asset in a sought-after location.

Contact Genie Homes today to arrange your viewing or to request further information.

Rental Breakdown / Key Financials

Key financials:

- Room 1 £495
- Room 2 £425
- Room 3 £575
- Room 4 £500

Room 5 £400  
Room 6 £550

Monthly income £2,945  
Gross Rental £35,340  
Annual bills including water £3,825  
9.4% Yield

Managed: More details on request.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable within 2 working days in order to take the property off the market.

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. Genie Homes pride ourselves on our simple and secure buying process.

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 / remortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

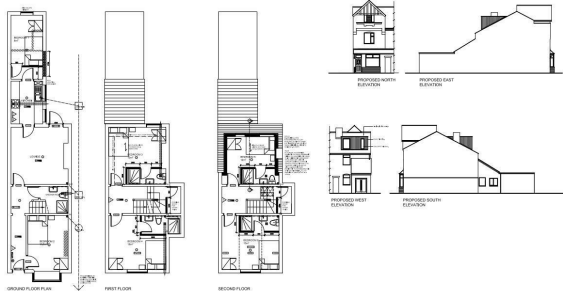
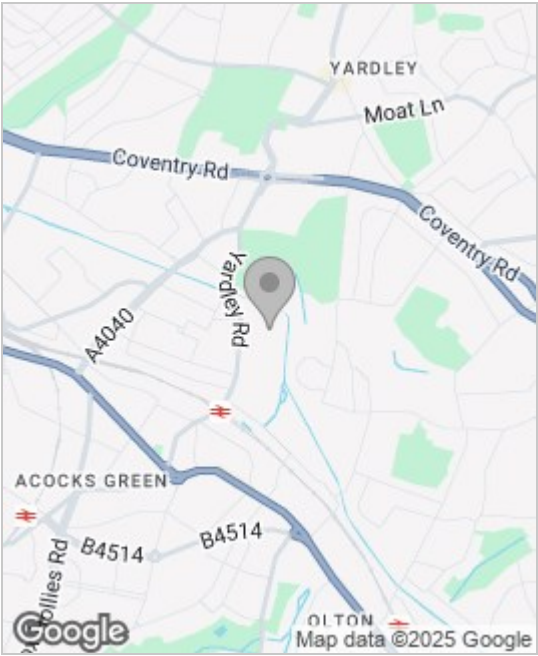
Disclaimer

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

VIEWING  
Viewing strictly by appointment through Genie Homes



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		66
(55-68) D		
(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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