



72 Harrow Street, Wolverhampton, WV1 4PD

Offers Around £170,000

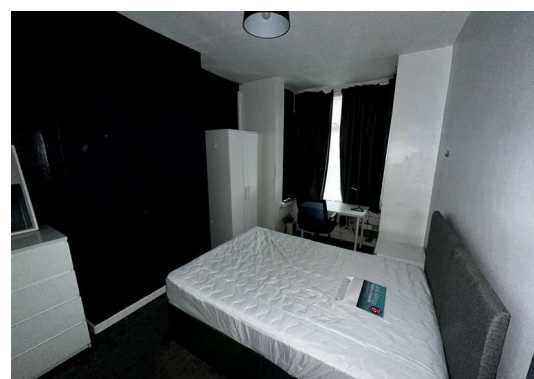
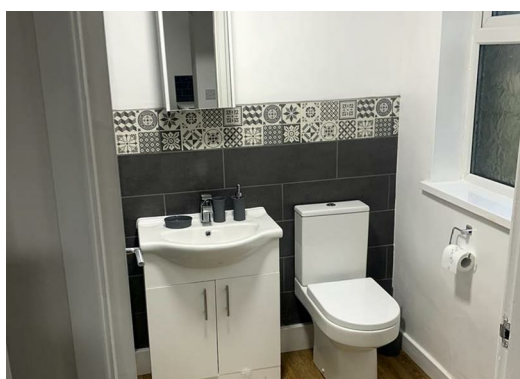


INVESTORS – HMO with Certificate of Lawfulness | £1,860 PCM Income | 12-Month Tenancy Secured | Gross Yield of 13%

Genie Homes are delighted to offer this well-presented four-bedroom mid-terrace property, House in Multiple Occupation (HMO) and benefiting from a Certificate of Lawfulness. This is an outstanding turnkey investment opportunity, delivering an impressive rental yield in a high-demand area close to Wolverhampton city centre.

Key Feature

HMO with Certificate of Lawfulness



Property Overview

Harrow Street, Wolverhampton | £1,860 PCM Rental Income | High-Yield Investment Opportunity

Genie Homes are proud to present this excellent investment opportunity — Certificate of Lawfulness, ideally located on Harrow Street, just minutes from Wolverhampton city centre and the University of Wolverhampton.

Currently let and generating £1,860 per calendar month, this well-maintained property benefits from a 12-month tenancy agreement commencing in September, offering immediate and reliable rental income with a gross yield of approximately 13%.

Accommodation Overview:

Entrance Hallway
Welcoming and neutrally decorated, providing access to the ground floor bedroom and lounge with stairs to the first floor.

Ground Floor Bedroom (Bedroom 1)
Spacious and front-facing with a wall-mounted radiator and ample natural light.

Lounge
Bright and airy with rear-facing double-glazed window, ceiling light point, and access to the kitchen and hallway.

Kitchen
Modern and stylish with matching wall and base units, stainless steel sink with mixer tap, integrated electric oven and gas hob, part-tiled walls, and access to the ground floor bathroom.

Ground Floor Bathroom
Contemporary finish featuring a double shower, low-flush WC, wash basin, radiator, ceiling light, and side-facing double-glazed window.

First Floor
Three generously sized double bedrooms accessed from the landing, all well presented and ideal for sharers or students.

Outside Space
The rear garden is split into two sections: a low-maintenance concrete patio and a private fenced lawn — perfect for relaxing or socialising.

Key Features

Fully licensed HMO with Certificate of Lawfulness

Let agreed at £1,860 PCM

12-month tenancy from September

Fully double glazed throughout

Spacious and well-maintained interiors

Excellent location for city centre, transport links & university access

Ideal hands-off investment with strong returns

Opportunities like this don't stay available for long! Contact Genie Homes today to arrange your viewing and secure this high-performing investment property.

Fees & 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. Minimal fee £2,500+VAT

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.

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

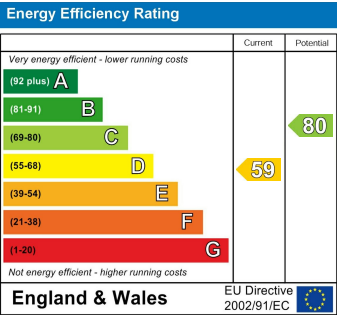
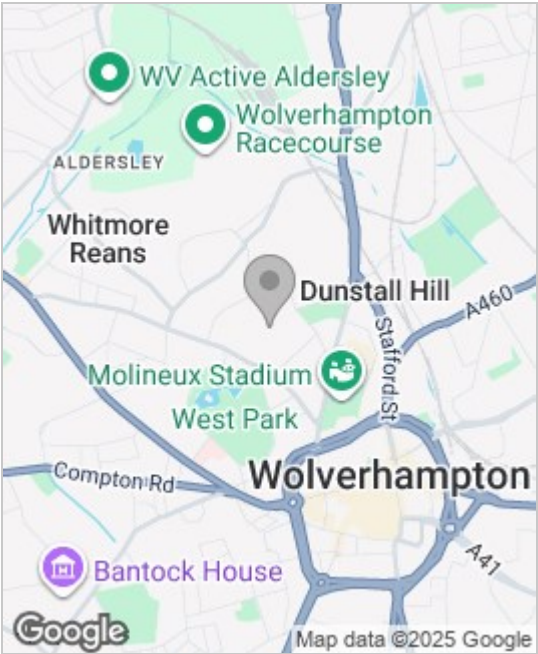
Disclaimer:

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 12 months contract

VIEWING
Viewing strictly by appointment through Genie Homes



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