



87 Alexander Road, Birmingham, B27 6ES

Offers In The Region Of £400,000

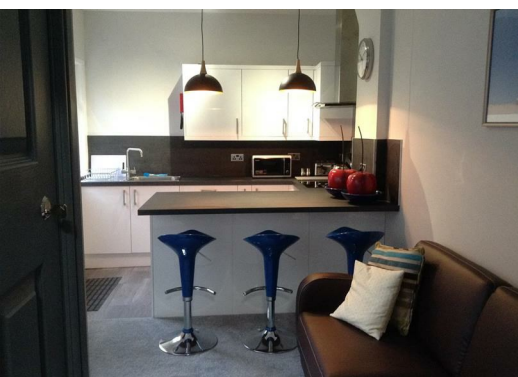


**** NEW INSTRUCTION **** Nestled on the desirable Alexander Road in Birmingham, this impressive terraced house presents a remarkable opportunity for investors. Spanning an ample 1,410 square feet, the property boasts six generously sized en-suite bedrooms, each equipped with convenient food preparation areas and under-counter fridge/freezers, ensuring comfort and privacy for all occupants.

The layout includes two inviting reception. The property is ideally situated close to Acock Green Train Station, providing excellent transport links for easy access to Birmingham city centre and beyond. Additionally, its proximity to local amenities, Birmingham Airport, and the NEC makes it a highly sought-after location.

This property stands out as a fantastic investment opportunity, with a gross income of £3,445 per month, translating to an impressive yearly income of £41,340. Whether you are looking to expand your property portfolio or seeking a spacious family home, this residence offers both versatility and potential.

With its prime location and well-appointed features, this terraced house on Alexander Road is not to be missed. Embrace the chance to secure a property that promises both immediate returns and long-term value in one of Birmingham's thriving areas.



Property Overview

Rental Breakdown

- Rm 1 £525
- Rm 2 £550
- Rm 3 £575
- Rm 4 £595
- Rm 5 £550
- Rm 6 £650

Total monthly gross rental : £3,445
Total yearly gross income : £41,340

Area Description - Acocks Green

Acocks Green is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 5 miles southeast of the city centre and is easily accessible by public transport, including buses and trains.

Acocks Green has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including the Acocks Green Village Trust Nature Reserve and the Robin Hood Lane Recreation Ground. The suburb has a number of cultural and recreational facilities, including the Acocks Green Library and the Acocks Green Leisure Centre.

In terms of transport links, Acocks Green is well-connected to the rest of the city and beyond. It has its own railway station, which provides regular services to Birmingham city centre and other destinations in the West Midlands region. The suburb is also served by a number of bus routes, which provide connections to other parts of Birmingham and the surrounding area.

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

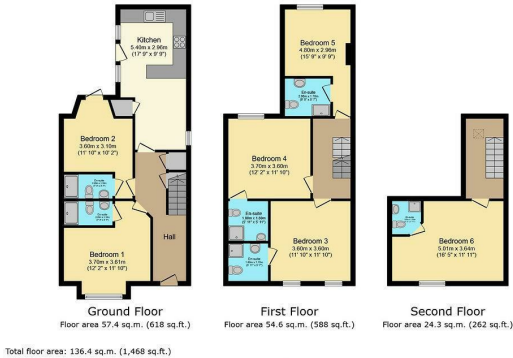
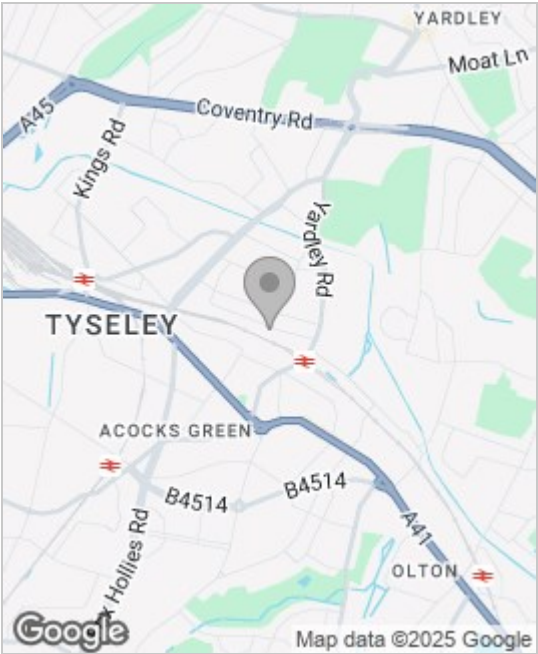
Disclaimer:

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 (AST) Working Professionals

VIEWING
Viewing strictly by appointment through Genie Homes



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