



## 36 Millward Street, Birmingham, B9 5BA Offers In The Region Of £167,500



Investment Opportunity – 3 Bedroom Terrace, 36 Millward Street, Small Heath, B9 5BA

Genie Homes are pleased to offer this fantastic opportunity for investors to acquire this well-presented 3-bedroom terraced property ideally located in the heart of Small Heath. Currently tenant-occupied and achieving a solid £900 pcm, this property offers an immediate rental return from day one.

The home benefits from gas central heating, double glazing throughout, a fitted kitchen to the rear, and a downstairs bathroom. A low-maintenance patio garden provides a practical outdoor space.

Situated just off the Coventry Road (A45), the property enjoys excellent access to local amenities, transport links, shops, and schools. The area is also set to benefit from the significant redevelopment of Birmingham City's Stadium and surrounding infrastructure, making this a strategically positioned investment with strong future potential.

An ideal buy for landlords seeking a reliable rental income and growth prospects.

- An Excellent Opportunity to Acquire a Three-Bedroom Investment Property
- Fully Double-Glazed with Central Heating
- A Buyer's Fee of 2% + VAT Applies
- Conveniently Close to Local Amenities, Schools, and Commuter Routes
- Two Versatile Reception Rooms
- Fully Let Investment Generating £900 PCM Where Specified
- Enclosed Private Garden to the Rear
- Excellent Transport Links – Close to Small Heath Train Station & M6 Spaghetti Junction



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