



## 193 West Boulevard, Birmingham, B32 2DN Offers In The Region Of £425,000



Genie Homes proudly presents this investment opportunity on the ever-popular West Boulevard, nestled in the high-rental-demand area of Quinton.

This impressive, extended end-of-terrace HMO offers the perfect turnkey addition to any property portfolio, comes . Designed with professional tenants in mind, the property provides generous living accommodation and a fully compliant layout, ensuring immediate and consistent rental return.

Boasting six well-proportioned bedrooms and five modern bathrooms rooms 1, 2, 5, 6 en-suite rooms 3 & 4 share the first floor bathroom, this home offers comfort, practicality and space in abundance. The ground floor features a bright and spacious open-plan lounge, dining area and contemporary kitchen complete with a breakfast bar, ideal for both socialising and day-to-day convenience. A family bathroom is conveniently located on the ground floor, complemented by a second shower room on the first floor, and an impressive en-suite bathroom serving the large attic bedroom, giving added privacy and appeal to occupants.

Thoughtfully maintained and styled with tasteful décor throughout, the property exudes a welcoming atmosphere perfectly suited to discerning professionals seeking quality accommodation close to local amenities and outstanding transport links.

Investors will appreciate the strong rental performance, with the property currently generating a gross rental income of £3,415 per month, equating to a fantastic



- Outstanding 6-Bed, 5-Bathroom HMO Investment Property – Turnkey & Perfectly Positioned in Prime Quinton!
- Open, versatile living, dining, and kitchen area
- Benefiting from double-glazed windows and gas central heating
- Please note: 2% + VAT buyer's fee is applicable
- Close to everyday amenities with excellent connections to Birmingham city centre
- Immediate Sale – No Chain Delays
- Thoughtfully extended property
- Complete with private driveway parking
- Easy motorway access via the nearby M5 and M6
- Includes a Certificate of Lawfulness, providing added assurance and compliance.

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