



**67 Summerfield Crescent, Birmingham, B16 0EN**  
Offers Around £530,000



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## Offers Around £530,000



### Property Overview

Bedroom 1 - Ground Floor Front - 4.52 (max) x 4.17 (14'10" (max) x 13'8") - With double glazed bay window, fully carpeted, double radiator, En-suite Shower cubical, wash hand basin and low level W/C. Front aspect

Bedroom 2 - Ground Floor Rear - 4.00 x 3.00 (13'1" x 10'8") - With double glazed window and wall mounted radiator. Fully carpeted, En-suite Shower cubical, wash hand basin and low level w/c, rear aspect.

Bedroom 3 - First Floor Front - 6.00 x 4.00 (10'8" x 13'1") - With two double glazed windows, fully carpeted, double radiator on wall, En-suite Shower cubical, wash hand basin and low level w/c, front aspect.

Bedroom 4 - First Floor Front - 4.00 x 2.80 (12'1" x 9'2") - With double glazed window, fully carpeted, double radiator on wall, rear aspect.

Bedroom 5 - First Floor Rear With En-Suite - 5.09 (max) x 3.30 (12'1" (max) x 9'2") - With double glazed window and wall mounted radiator. fully carpeted. off suite bathroom comprising of WC, Hand Basin and panel bath.

Bedroom 6 - second Floor Rear With En-Suite - 5.63 (max) x 3.36 (18'5" (max) x 11'0") - With two skylight double glazed windows and wall mounted radiator. fully carpeted. Ensuite bathroom comprising of WC, Hand Basin and Shower, with window to side elevation

Bedroom 7 - Second Floor Front With En-Suite - 3.98 x 2.00 (13'0" x 6'6") - With double glazed window and wall mounted radiator. fully carpeted. Ensuite bathroom comprising of shower cubical, low level WC, Hand Basin.

Kitchen - 4.79 x 3.46 (15'5" x 11'3") - Large kitchen with ample space. With wall mounted and floor level units, a double oven and gas hob, stainless steel sinks, all white goods, and striking black and white flooring.

Lounge - 6.00 x 3.44 (19'11" x 11'3") - Large double glazed window with rear aspect, double glazed window with side aspect, door to rear garden, striking black and white flooring.

Ground floor W/C - Comprising of WC and hand basin

### Rental Breakdown

Room 1 £750  
Room 2 £775  
Room 3 £725  
Room 4 £650  
Room 5 £850  
Room 6 £725  
Room 7 £700

Gross monthly rental £5,175

Gross Annual rental £62,100

Gross Yield 12%

### Area Description - Edgbaston

Edgbaston is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 3 miles southwest of the city centre and is easily accessible by public transport, including buses and trains.

Edgbaston is known for its affluent character and has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Cannon Hill Park and the Edgbaston Reservoir. The suburb has a number of cultural and recreational facilities, including the Edgbaston Cricket Ground and the Birmingham Botanical Gardens.

In terms of proximity to Birmingham city centre, Edgbaston is relatively close and easily accessible by public transport. The journey from Edgbaston to the city centre by train takes around 10 minutes. There are also regular bus services between the two locations.

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

### 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

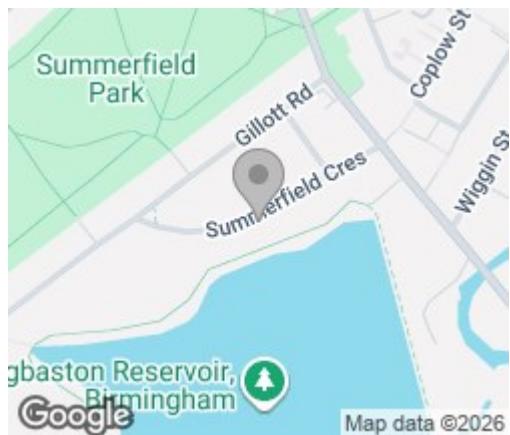
### POSSESSION

Tenant Occupied

### 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		79
(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



**Total floor area: 230.2 sq.m. (2,478 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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