



29 Culford Drive, Birmingham, B32 3JH
Offers In The Region Of £150,000



**** GREAT BUY TO LET OPPORTUNITY **** | Well present mid terrace property | Two good size bedrooms | Spacious living room | Fitted Kitchen | Family bathroom | Spacious Conservatory | Offered with no onward chain | Front and private rear garden | EPC C | Rental Income £625 pcm |



Property Overview

**** GREAT BUY TO LET INVESTMENT OPPORTUNITY**** TENANT OCCUPIED ****

This two bedroom terrace property is located in a popular residential area, Close to Newman University, Primary and secondary Schools and local amenities. Excellent transport links to Birmingham city centre, commutable distance to the Queen Elizabeth hospital and Birmingham university. The property is an ideal buy to let investment property, currently generating £625 pcm.

The property comprises in more detail: On approach to the property is a lawned fore garden, paved path leading up to the entrance porchway, lounge/ diner, fitted kitchen, UPVC Conservatory. Stairs to the first floor accommodation leads to two bedrooms and a family bathroom. The property has a well maintained secure rear garden.

Double glazed throughout, Gas central heating radiator.

Fantastic access to M5,M6 & M42, Close to local amenities.

Rental income £625 PCM
Annual income £7,500
EPC C
Council Tax Banding A

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 within 2 working days 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 The vendor has withdrawn from the sale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 / remortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

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

VIEWING
Viewing strictly by appointment through Genie Homes



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		67	
(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	