



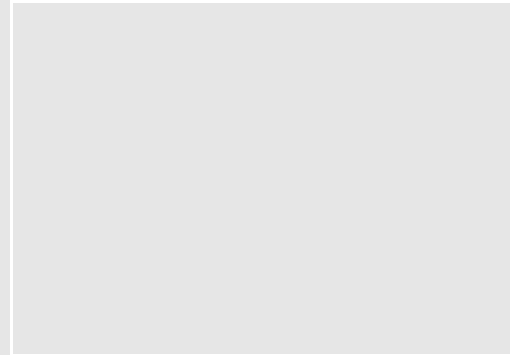
41 Piddock Road, Smethwick, B66 3BL
Offers In The Region Of £270,000

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Property Description

HMO Investment – Smethwick

Located on Piddock Road in vibrant Smethwick, this impressive end-terrace offers a prime investment opportunity. Spanning 1,216 sq. ft., it features six bedrooms, four bathrooms, and is ideal for HMO use.

Generating £2,575 PCM (£30,900 PA), this freehold. With no chain, the purchase process is seamless. Don't miss out—enquire today!

Room measurements:

Ground floor: Entrance hall.

Room 1 - 8.8 sq.m plus en suite shower room with w.c.,
Kitchen 13.2 sq.m,
rear hall, shower room with w.c (used by 3&6).

Room 2 - 8.1 sq.m plus en suite shower room with w.c.

Room 3 - 7.3 sq.m

First floor: Landing.

Room 4 - 9.8 sq.m plus en suite shower room with w.c.

Room 5 - 8.3 sq.m plus en suite shower room with w.c.

Room 6 - 7.6 sq.m

Rm 1 - Double w ensuite (ground floor)

Rm 2 - Single w ensuite (ground floor)

Rm 3 - Double (ground floor)

Rm 4 - Double w ensuite (first floor)

Rm 5 - Double w ensuite (first floor)

Rm 6 - Single (first floor)

(For clarity, please note that the property at Piddock Road does not feature a separate living room)

For illustrative purposes only – the photos may not capture the property's current condition.

Area Description - Smethwick

Smethwick is a town in the Sandwell borough of the West Midlands region in England. It is located approximately 6 miles west of Birmingham city centre and is easily accessible by public transport, including buses and trains.

Smethwick has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Victoria Park and Sandwell Valley Country Park. The town has a number of cultural and recreational facilities, including the Smethwick Heritage Centre and the Galton Valley Canal.

In terms of proximity to Birmingham city centre, Smethwick is relatively close and easily accessible by public transport. The journey from Smethwick to Birmingham city centre by train takes around 15 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.

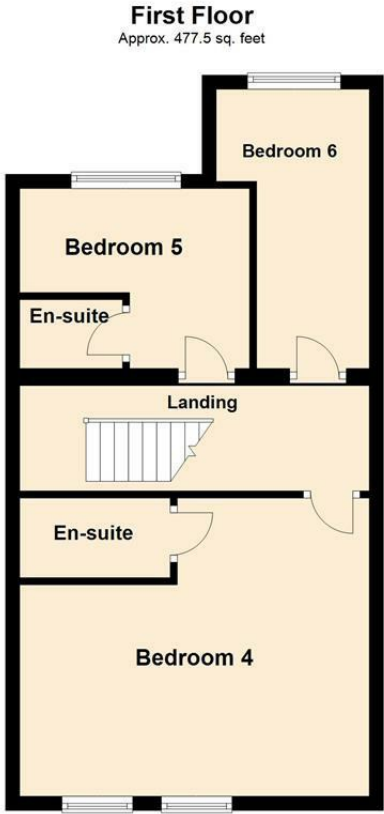
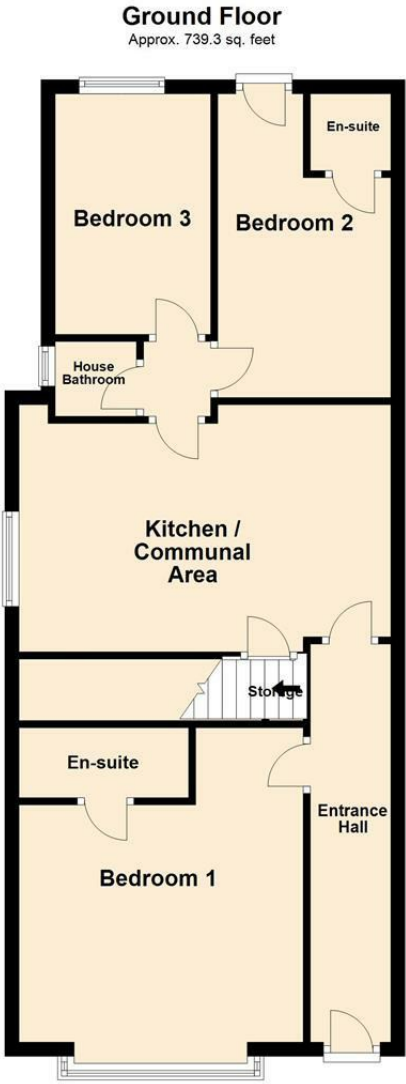
TENURE
Freehold

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		86
(81-91) B		
(69-80) C	68	
(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 area: approx. 1216.8 sq. feet

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