

ARKADE PROPERTY



18 Ox Leasow
Woodgate Valley, Birmingham, B32 3TW

Offers in Region of £175,000

Property Features

- Buy to Let Opportunity
- Tenant in Situ
- Modern Mid Terraced Property
- Four Well Proportioned Bedrooms
- Lounge
- Breakfast Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Freehold

Full Description

SUMMARY DESCRIPTION

Spacious mid terrace property with a tenant in situ. The accommodation briefly comprises: entrance hall with downstairs wc, lounge, breakfast kitchen, four bedrooms, bathroom. Double Glazed & Gas central heating. Council tax band B. EPC C. This is a Wimpy No Fines construction (non standard).

The property is situated on a popular residential development, within good proximity to local shops, bus route and schools, whilst both Birmingham City Centre and Q.E Hospital are easily accessible. Set back from the road with a pathway leading to entrance doorway and bin store housing utility meters. Ground floor accommodation: entrance hall, downstairs wc, good sized lounge and breakfast kitchen. First floor accommodation: four bedrooms and family bathroom. Front and rear gardens. Double glazing and gas central heating. Council Tax Band B. EPC rating C. *PLEASE NOTE, THE AGENTS UNDERSTAND THE PROPERTY IS NON STANDARD CONSTRUCTION*

ENTRANCE HALL

Stairs rising to first floor, door to guest wc, door to understairs storage cupboard and further doors to

GUEST WC

Obscure double glazed window to fore, close couple wc, hand wash basin with vanity unit

LOUNGE

14' 05" x 13' 03" (4.39m x 4.04m)

double glazed window to fore, feature fire surround, central heating radiator, laminate flooring



KITCHEN

14' 05" x 11' 11" max inc units (4.39m x 3.63m)

Double glazed window to rear and double glazed door to rear garden, range of base and wall mounted units with roll top worksurfaces, stainless steel sink with drainer, integrated electric cooker, recess and plumbing for automatic appliances, wall mounted combi boiler, central heating radiator, door to storage cupboard

LANDING

Loft access and doors to

BEDROOM ONE

12' 04" x 11' 00" (3.76m x 3.35m)

Double glazed window to fore, central heating radiator, bulk head storage cupboard

BEDROOM TWO

12' 02" x 9' 03" (3.71m x 2.82m)

Double glazed window to fore, central heating radiator

BEDROOM THREE

10' 01" x 7' 07" (3.07m x 2.31m)

Double glazed window to rear, central heating radiator

BEDROOM FOUR

12' 10" x 6' 03" (3.91m x 1.91m)

Double glazed window to rear, central heating radiator

BATHROOM

6' 00" x 5' 07" maximum (1.83m x 1.7m)

Obscure double glazed window to rear, white suite comprising: bath with shower over, pedestal hand wash basin, close couple wc, complimentary tiling, central heating radiator

REAR GARDEN

Paved patio area with garden laid to lawn, hedgerow to boundaries, door to integral storage room

RENTAL POTENTIAL

Based on a property value of £175,000 and a monthly rental income of £975.00 you could expect a

6.69% rental yield.

We have used a rental yield calculator to assess the annual rental potential yield and is a gross value based on receiving an asking price offer of £175,000 and represents an annual yield of 6.69%. Please note this figure does not include costs for remedial work, additional fees for management fees (if fully managed) capital gains or costs associated with maintaining a rental property.



TENURE - FREEHOLD

The seller has advised that the property is Freehold.

Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.