



Woodall Road, Birmingham

Woodall Road, Birmingham, B6 6PG

for sale guide price
£180,000



Property Description

A rare investment opportunity offering completely hands-off income. This four-bedroom mid-terraced property is secured under a five-year social housing contract providing a guaranteed rental income of £1,400 per calendar month. The agreement commenced in January 2025 and includes a rent review or break clause at the three-year point, offering flexibility alongside security.

Fully managed by the social housing provider, who also holds responsibility for all repairs, maintenance, and management, this is an entirely passive investment with no day-to-day landlord involvement. The property itself is well-maintained, arranged over three floors with four bedrooms including an attic conversion, two reception rooms, a fitted kitchen, bathroom, and guest WC. Outside is a pleasant, low-maintenance rear garden.

There are no restrictions on sale, allowing investors to dispose of the asset at any point during the contract. Situated in a popular area with strong demand and excellent transport links, this is an ideal turnkey asset for investors seeking stability, guaranteed returns, and minimal operational input.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Room

11' 10" x 11' 6" (3.61m x 3.51m)

Living Room

12' 6" x 11' 6" (3.81m x 3.51m)

Kitchen

15' 9" x 7' 2" (4.80m x 2.18m)

Shower Room

Bedroom One

14' 9" x 11' 10" (4.50m x 3.61m)

Bedroom Two

12' 2" x 9' 6" (3.71m x 2.90m)

Bedroom Three

10' 6" x 7' 7" (3.20m x 2.31m)









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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