











# **Property Description**

This versatile 3-bedroom property offers excellent investment potential, currently operating as a HMO with a guaranteed rental income of £1,200 per month through a corporate agreement. The home includes two well-proportioned reception rooms and is ideally located within easy reach of the city centre and nearby train stations. A solid turnkey opportunity for landlords looking for steady returns in a prime, commuter-friendly location.

#### Lounge

11' 3" plus bay x 8' 10" ( 3.43m plus bay x 2.69m ) Double glazed window to front elevation.

## **Dining Room**

11' 1" x 11' 11" into recess (  $3.38\mbox{m}$  x  $3.63\mbox{m}$  into recess )

Double glazed window to rear elevation.

#### Kitchen

10' 9" x 6' 6" ( 3.28m x 1.98m )

Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, plumbing for washing machine, central heating boiler housed.

## **Bedroom One**

11' 3" x 13' 10" into recess ( 3.43m x 4.22m into recess ) Double glazed window to front elevation.

## **Bedroom Two**

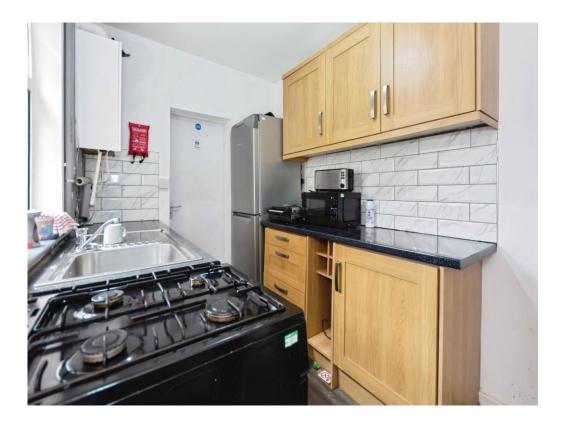
11' 3" x 10' 11" ( 3.43m x 3.33m ) Double glazed window to rear elevation.

## **Bedroom Three**

10' 10" x 6' 9" (  $3.30 \text{m} \times 2.06 \text{m}$  ) Double glazed window to rear elevation.

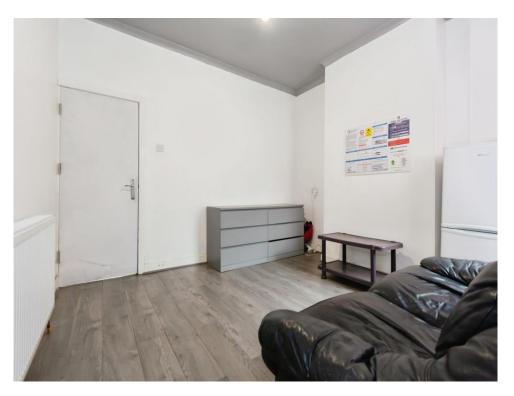
## **Bathroom**

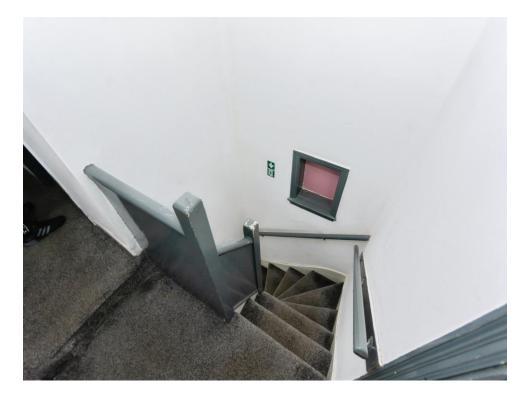
Double glazed obscure window to side elevation, W.C, wash hand basin, bath.

















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To view this property please contact Burchell Edwards on

T 0121 733 3553 E shirley@burchelledwards.co.uk

183 Stratford Road Shirley SOLIHULL B90 3AU

EPC Rating: D Council Tax Band: A

Tenure: Freehold

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