



Elmdon Road, Marston Green

Guide Price £575,000





PROPERTY OVERVIEW

An excellent and rare investment opportunity to acquire a substantial semi-detached property that has been thoughtfully converted into four self-contained apartments, offering immediate income potential. Two of the apartments benefit from tenants in situ allowing for immediate income.

The property is well presented throughout and comprises four individual units, each with its own kitchen and bathroom facilities, making it ideal for investors seeking a ready-made rental portfolio or those looking to operate a House in Multiple Occupation (HMO), subject to any necessary consents.

Occupying a generous plot, the property also benefits from extensive outdoor space, providing ample parking space.

Conveniently located with access to local amenities, transport links, and key commuter routes, the property is well positioned to attract strong tenant demand.

Early viewing is highly recommended to fully appreciate the scale, versatility, and future potential this unique investment offers





PROPERTY LOCATION

Marston Green is a highly sought after area of Birmingham, boasting excellent transport links including a train station with direct routes to London, Birmingham International Airport and Birmingham Grand Central. The area offers a range of local amenities, including shops, restaurants, green spaces and several sports clubs. Marston Green is the perfect place for those seeking a suburban lifestyle with easy access to nearby road, rail and airport.

Council Tax band: TBD

Tenure: Freehold

- Four Separate Apartments On Large Plot
- NO UPWARD CHAIN
- TWO APARTMENTS WITH TENANTS IN SITU
- Excellent & Rare Investment Opportunity
- Offering Immediate Income Potential
- Four Individual Units With Their Own Kitchen & Bathroom Facilities
- Large Plot With Ample Parking
- Formerly A Semi-Detached Family Home





ITEMS INCLUDED IN THE SALE

Sold as seen.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

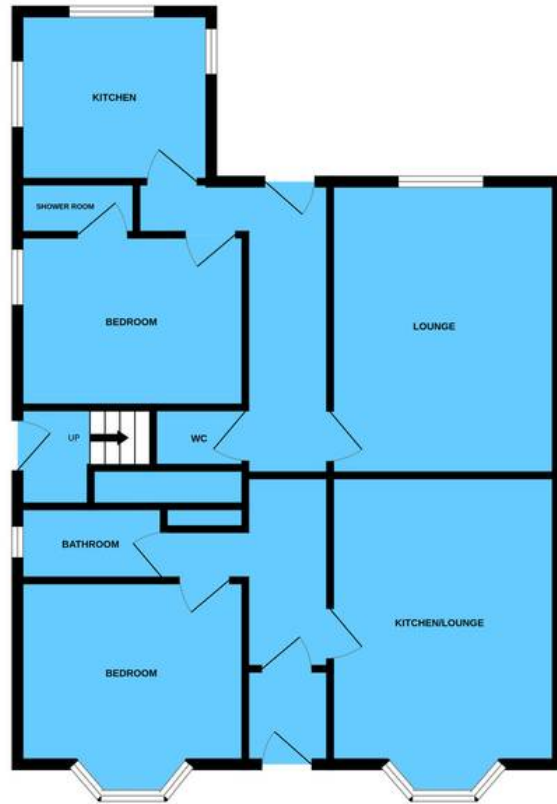
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

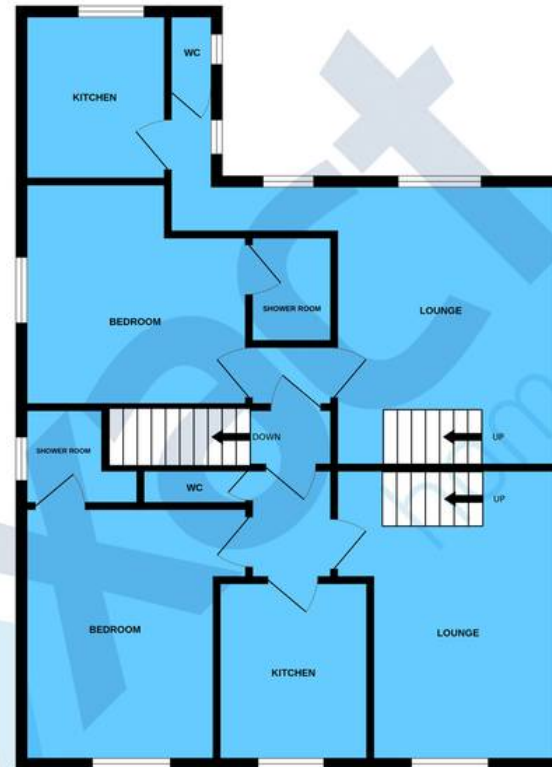
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



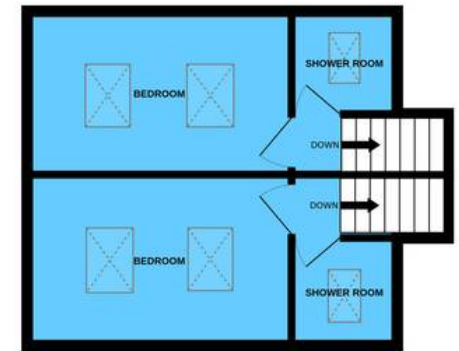
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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