



32 LESLIE ROAD

EDGBASTON, BIRMINGHAM, B16 9DX

£375,000
FREEHOLD

Licensed 5-Bed HMO | Prime Edgbaston Location | Opposite Edgbaston Reservoir |
Strong Rental Investment | Excellent Yield Potential | Walking Distance to
Birmingham City Centre | Close to QE Hospital & Universities | Spacious Communal
Living Areas | Private Rear Garden | High Tenant Demand | Ideal Buy-to-Let
Opportunity

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Five well-proportioned letting
bedrooms | Close proximity to the
Edgbaston Reservoir and Reservoir Café
| Fully compliant HMO licensed
property | 3 shower rooms | Private
south-east facing rear garden | Ample



Investment Opportunity – Licensed 5-Bedroom HMO | Prime Edgbaston Location

Davidson Estates are delighted to present this excellent investment opportunity situated on the highly sought-after Leslie Road, directly adjacent to the beautiful Edgbaston Reservoir.

This well-maintained five-bedroom HMO offers investors the opportunity to acquire a substantial income-producing property in one of Birmingham's most popular rental locations. The property is ideally positioned for professionals, students and hospital staff, benefiting from excellent transport links and easy access to Birmingham City Centre, Brindleyplace, the Jewellery Quarter, the Queen Elizabeth Hospital and the city's universities. The reservoir itself provides a unique setting with picturesque walking routes, rowing, sailing and green open space on the doorstep.

Accommodation

The property briefly comprises:

- Five well-proportioned letting bedrooms
- Spacious communal lounge
- Modern fitted kitchen
- Shared bathroom facilities (amend if applicable)
- Private rear garden
- On-street parking

The property is currently configured as a fully compliant

HMO and offers excellent rental demand due to its outstanding location.

Location

Leslie Road enjoys one of the best positions within Edgbaston, backing onto the stunning Edgbaston Reservoir whilst remaining within easy reach of Birmingham City Centre.

Nearby amenities include :

Edgbaston Reservoir and Reservoir Café
Brindleyplace
Broad Street
Jewellery Quarter
Birmingham City Hospital
Queen Elizabeth Hospital
University of Birmingham
Excellent public transport links
Local supermarkets, restaurants and cafés

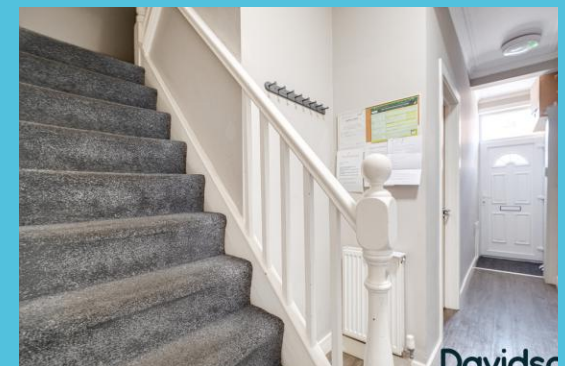
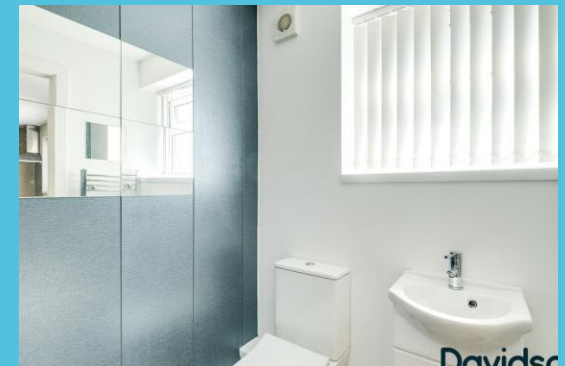
The location continues to prove exceptionally popular with both professional and student tenants alike.

Investment

Properties in this location are consistently sought after, making this an attractive addition to any investor's portfolio. The combination of strong rental demand, proximity to the city centre and the unique reservoir-side setting creates an excellent long-term investment opportunity.

Viewing is highly recommended to appreciate both the accommodation and exceptional location on offer.

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ADDITIONAL INFORMATION

Local Authority – Birmingham City Council

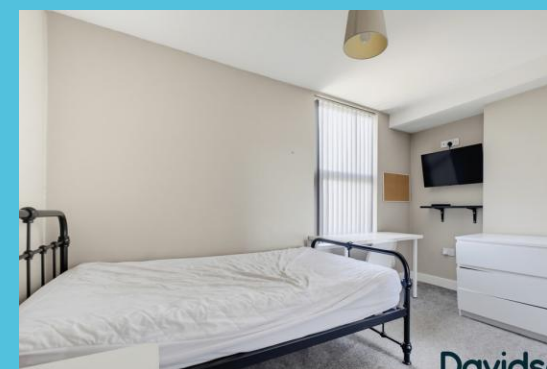
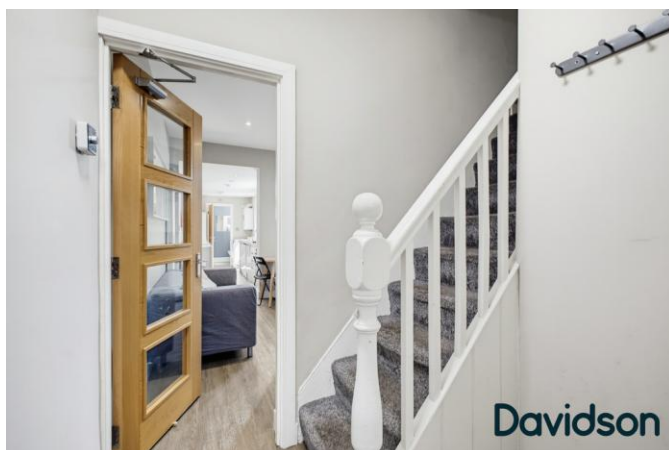
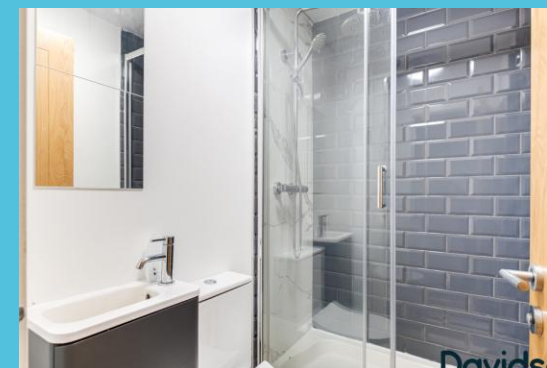
Council Tax – Band B

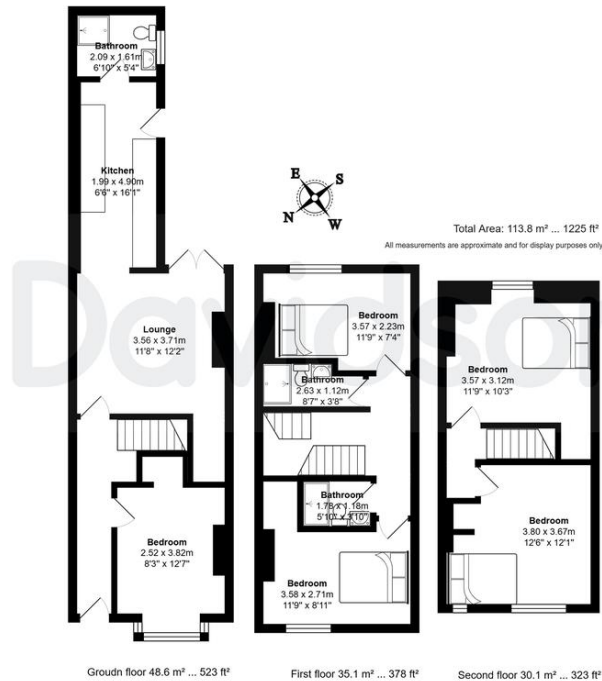
Viewings – By Appointment Only

Floor Area – 1,225 sq ft

Tenure – Freehold

Ground Rent –





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		

Davidson

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements