



**Ridgeway, Edgbaston Birmingham B17 8JB**

**welcome to**

## **Ridgeway, Edgbaston Birmingham**

**\*\*HMO INVESTMENT OPPORTUNITY\*\*10% GROSS YIELD\*\*FANTASTIC LOCATION NEAR TO CITY CENTRE\*\*DRIVEWAY TO FRONT\*\*TWO RECEPTION ROOMS\*\*DOWNSTAIRS BATHROOM\*\*REAR GARDEN\*\*NO CHAIN\*\***

### **Agent Note**

This property is council tax band A.  
This property is a fully licensed HMO, and is being sold as a HMO.

### **Entrance Hall**

Entrance hallway.

### **Lounge**

15' 11" x 12' 4" ( 4.85m x 3.76m )  
Double glazed window, central heating radiator.

### **Kitchen**

13' 2" x 6' 3" ( 4.01m x 1.91m )  
Range of wall & base units, freestanding appliances.

### **Bedroom 4/Reception Room**

15' 5" to bay window. x 8' 11" ( 4.70m to bay window. x 2.72m )  
Double glazed bay window to front, central heating radiator.

### **Bedroom 1**

12' 2" x 11' 4" ( 3.71m x 3.45m )  
Double glazed window to front, storage cupboard, central heating radiator.

### **Bedroom 2**

12' 4" x 9' 2" ( 3.76m x 2.79m )  
Double glazed window to rear, storage cupboard, central heating radiator.

### **Bedroom 3**

13' 1" x 6' 4" ( 3.99m x 1.93m )  
Double glazed window to rear, central heating radiator.

### **Bathroom**

10' 2" x 6' 4" ( 3.10m x 1.93m )  
Double glazed window, bath with shower over, low level flush w/c, wash hand basin.

### **Rear Garden**

Paved garden.

### **Parking**

Driveway for 1 car, plus on-street parking.







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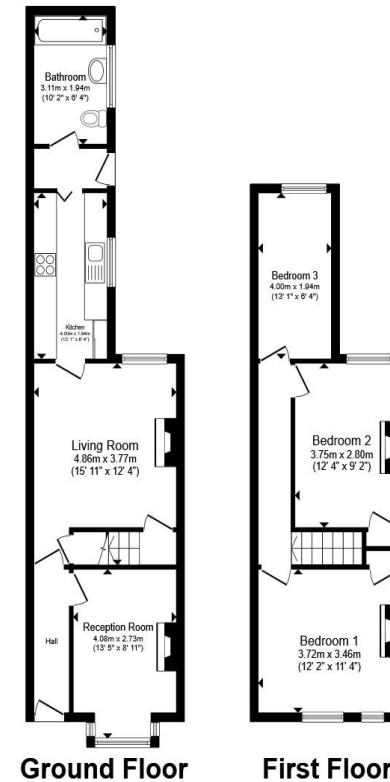
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## Ridgeway, Edgbaston Birmingham

- 4 Bedroom HMO Investment Opportunity
- Fantastic Location in Edgbaston
- Near to Birmingham City Centre
- Driveway to Front
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£220,000**



Total floor area 88.6 m<sup>2</sup> (954 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HBN112072 - 0005

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