



## 36 Millward Street, Birmingham, B9 5BA Offers In The Region Of £167,500



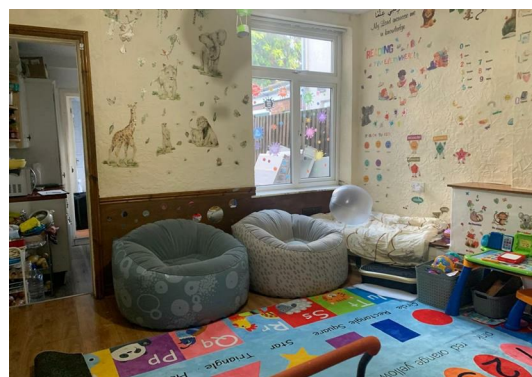
Investment Opportunity – 3 Bedroom Terrace, 36 Millward Street, Small Heath, B9 5BA

Genie Homes are pleased to offer this fantastic opportunity for investors to acquire this well-presented 3-bedroom terraced property ideally located in the heart of Small Heath. Currently tenant-occupied and achieving a solid £900 pcm, this property offers an immediate rental return from day one.

The home benefits from gas central heating, double glazing throughout, a fitted kitchen to the rear, and a downstairs bathroom. A low-maintenance patio garden provides a practical outdoor space.

Situated just off the Coventry Road (A45), the property enjoys excellent access to local amenities, transport links, shops, and schools. The area is also set to benefit from the significant redevelopment of Birmingham City's Stadium and surrounding infrastructure, making this a strategically positioned investment with strong future potential.

An ideal buy for landlords seeking a reliable rental income and growth prospects.



Property Overview

Well Positioned 3-Bed Terrace with Excellent Connectivity – 36 Millward Street, Small Heath

36 Millward Street enjoys a superb location, just a short drive to Small Heath Train Station and within easy reach of key transport routes—only a 15-minute drive to Birmingham City Centre and 10 minutes to the M6 Spaghetti Junction. An ideal spot for commuters, families, and investors alike.

Inside, the property offers well-proportioned rooms and great potential for modernisation, making it a fantastic opportunity for those looking to add value.

Property Layout & Features

Entrance Porch  
A handy enclosed porch leads through a second door into the main living space.

Lounge – 3.38m x 3.51m  
A bright room with laminate flooring, a bay window offering a front aspect, and a wall-mounted radiator. Perfect as a cosy main reception area.

Dining Room – 3.38m x 3.51m  
Laminate flooring continues through to the dining room, which features a rear-aspect window, understairs storage cupboard, and stairs leading to the first floor. Doorway opens to the kitchen.

Kitchen – 2.60m x 1.92m  
Fitted with white wall units and wood-effect worktops, 4-ring gas hob, oven, grey vinyl flooring, and a side-aspect window. Leads into the lobby.

Lobby  
With charming terracotta floor tiles, the lobby provides access to the rear garden, bathroom, and a small boiler cupboard.

Bathroom – 1.95m x 1.77m  
A fully tiled, practical family bathroom with side-aspect window, panel bath with overhead shower, low-level WC, hand basin, and wall-mounted radiator.

First Floor

Bedroom 1 – 3.38m x 3.51m  
Spacious main bedroom with carpet flooring, front-aspect window, and wall-mounted radiator.

Bedroom 2 – 3.38m x 2.61m  
A comfortable second bedroom overlooking the rear garden.

Bedroom 3 – 2.58m x 1.98m  
Ideal as a child’s room, study, or guest room, with rear-aspect window.

Rear Garden  
A generous private garden with paved side area and lawn to the rear—presenting excellent potential to create a lovely outdoor space.

Rental £900 pcm gross monthly income - £10,800 gross annual income

Area Description - Small Heath

Small Heath is a vibrant inner-city suburb located just east of Birmingham city centre. The area offers a lively mix of shops, cafes, and amenities along Coventry Road, as well as strong transport links into the city. Rich in history and character, Small Heath has grown from rural heathland into a bustling neighbourhood known for its traditional Victorian terraces, modern housing options, and close proximity to the Birmingham City FC stadium, which is currently undergoing significant redevelopment. With its energetic community feel and convenient location, Small Heath remains a popular choice for both residents and investors.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

- The benefits of a buyers fee to the buyer are:
- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
  - This approach allows you to secure the property and start the conveyancing process quickly.
  - Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
  - The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
  - All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

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TENURE  
Freehold

POSSESSION  
Tenant occupied

VIEWING  
Viewing strictly by appointment through Genie Homes

