genie HOMES

81 Mere Road, Birmingham, B23 7LL
Offers Around £360,000

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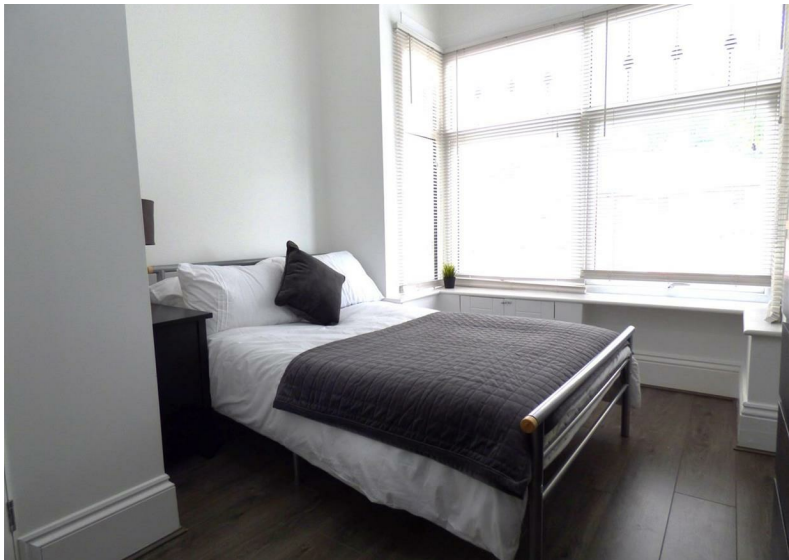

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Property description

Key features:

Ground floor:
Bedroom 1 double ensuite bedroom aspect to the front
Bedroom 2 double ensuite bedroom aspect to the rear
Kitchen / Dining room

First floor:
Bedroom 3 double ensuite bedroom aspect to the front
Bedroom 4 double bedroom shares off suite bathroom aspect to the rear
Bedroom 5 double bedroom shares off suite bathroom aspect to the rear

Second floor
Bedroom 6 self contained studio apartment ensuite with fully equipped kitchen.

The property features a small front garden and a private, fenced rear garden with paving.

Recently internal improvements: New stairs carpet, New flooring in kitchen, redecorated.

EPC D
Council Tax B Birmingham City Centre

Area Description - Erdington

Erdington is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 6 miles north of the city centre and is easily accessible by public transport, including buses and trains.

Erdington has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Erdington Park and the Sutton Park. The suburb has a number of cultural and recreational facilities, including the Erdington Library and the Erdington Leisure Centre.

In terms of transport links, Erdington is well-connected to the rest of the city and beyond. It has its own railway station, which provides regular services to Birmingham city centre and other destinations in the West Midlands region. The suburb is also served by a number of bus routes, which provide connections to other parts of Birmingham and the surrounding area.

Rental Breakdown

Rental

Rm 1 £595 Ensuite
Rm 2 £595 Ensuite
Rm 3 £575 Ensuite
Rm 4 £450 Shared bathroom
Rm 5 £450 Shared bathroom
Rm 6 £750 Ensuite

Monthly income £3,415
Annual income £40,980

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.

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- 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.)

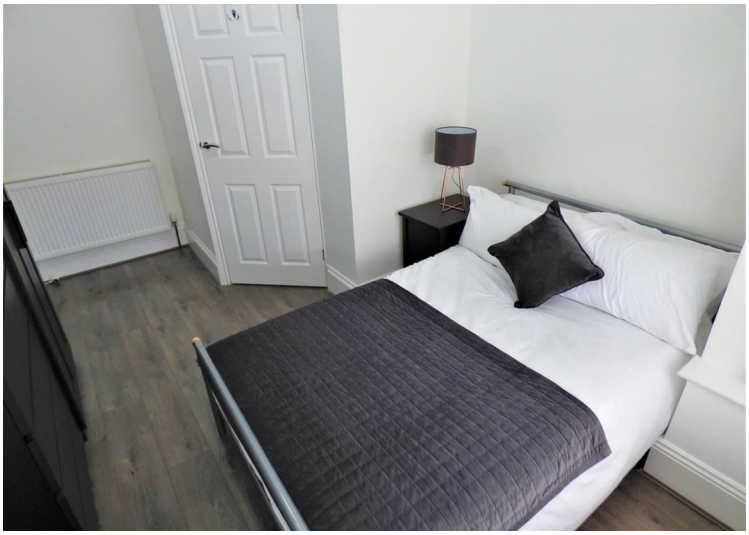
Disclaimer

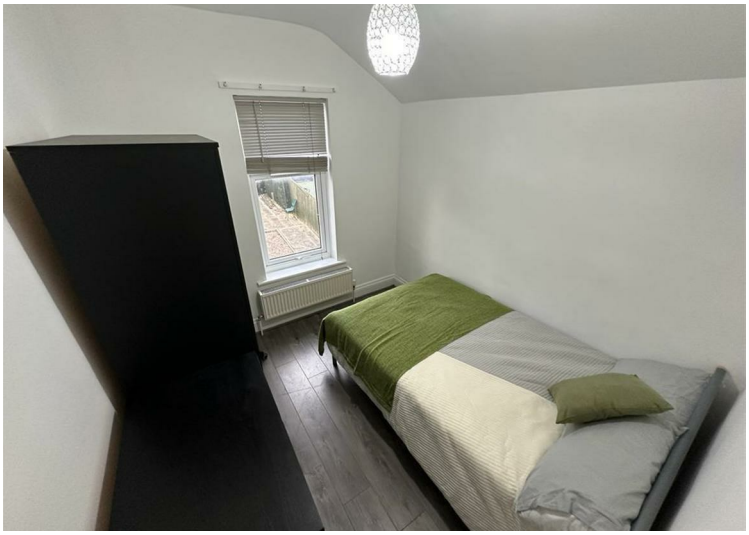
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

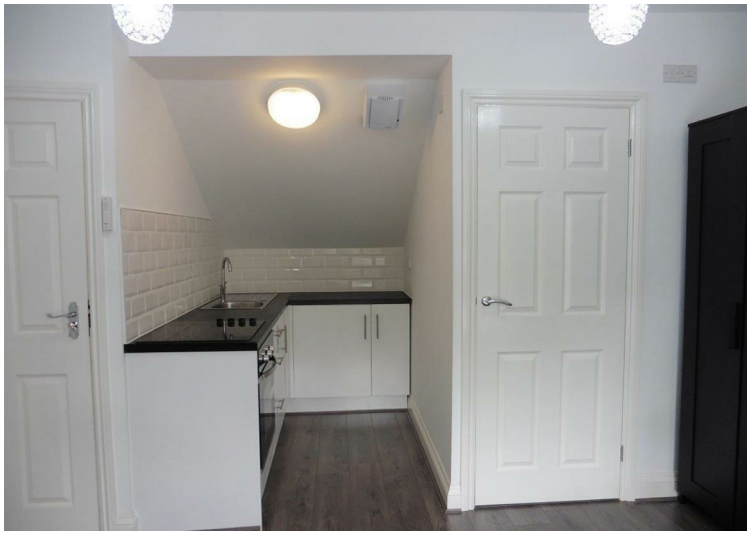
Tenure - Freehold

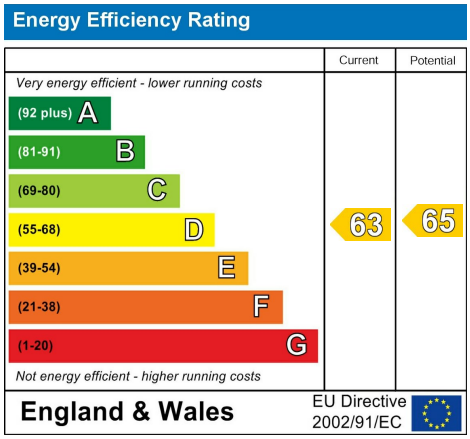
Possession - Tenanted

Viewings - Strictly by appointment through Genie Homes









Total area: approx. 1480.2 sq. feet

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