



33 Sefton road, Birmingham, B16 9DR
Offers Around £425,000

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Property Description

Welcome to this immaculate, high-end student accommodation or alternative investment, complete with the added benefit of a fully compliant HMO licence and selective licence.

Situated on Sefton Road in the heart of Edgbaston, Birmingham, a highly sought-after area, this property offers a blend of modern comfort and practicality. Designed to cater to students or working professionals, it boasts a thoughtfully designed open-plan lounge and kitchen, featuring double doors that open onto a private, paved backyard – perfect for relaxation or social gatherings. Generating Net monthly income £3,375. Net income. £40,500.

Finished to an exceptional standard with attention to detail throughout, the property offers spacious HMO rooms. Each room is fully furnished with double beds, wardrobes, matching bedside tables, desks with chairs, and chests of drawers.

To truly appreciate what this property has to offer, a viewing is highly recommended.

Property Features:

Ground Floor:

Bedroom 1 with a front aspect
Ensuite for Bedroom 1
Fully furnished open plan kitchen / dinner

First Floor:

Bedroom 2 with a front aspect
Additional communal cloakroom
Bedroom 3 with a rear aspect

Second Floor:

Bedroom 4 with a front aspect

Bedroom 5 with a rear aspect

Additional features include a Class A alarm system for added safety and compliance.

This property is a rare opportunity for those seeking high-quality accommodation in one of Birmingham's most desirable locations.

Area Description

Edgbaston is a prestigious suburb of Birmingham, located in the West Midlands region of England. Situated just 3 miles southwest of Birmingham city centre, it offers excellent connectivity via public transport, including frequent buses and trains, with a train journey to the city centre taking approximately 10 minutes.

Renowned for its affluent character, Edgbaston boasts a wealth of local amenities, including supermarkets, restaurants, and shops. The area is also home to beautiful parks and green spaces, such as Cannon Hill Park and the Edgbaston Reservoir, providing plenty of opportunities for outdoor recreation.

Additionally, Edgbaston offers a range of cultural and recreational attractions, including the iconic Edgbaston Cricket Ground and the Birmingham Botanical Gardens, making it an attractive location for residents seeking a balance of tranquillity and convenience, all within close proximity to the vibrant city centre.

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

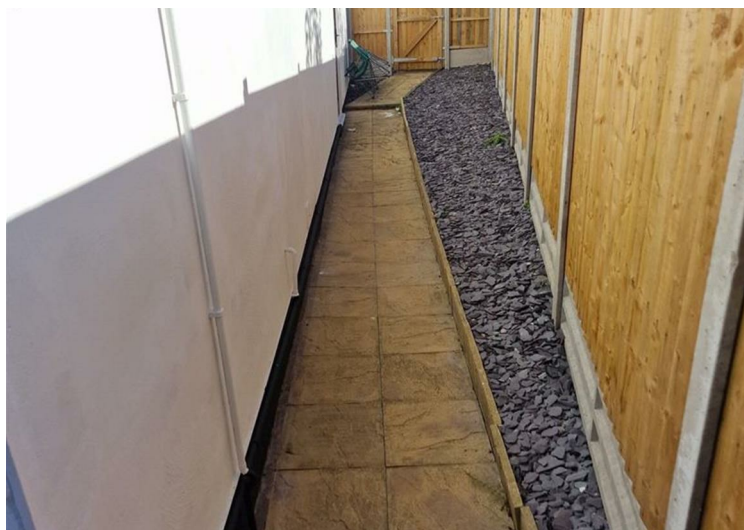
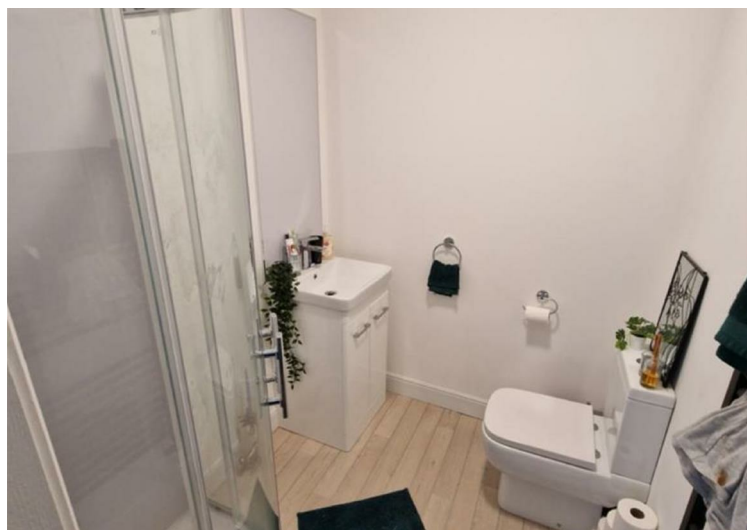
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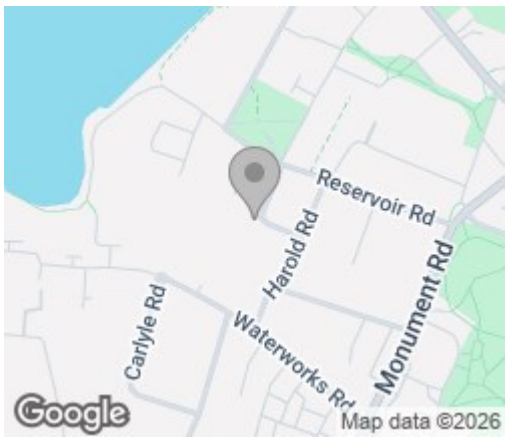
by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described 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 - Fully Tenanted (Students)

Viewings - Strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

All fire safety features indicated on the plan were present at the property at the time of inspection. It has been presumed that they are all in working order but it is advised to do your own formal testing before entering into any contract.

This floor plan was provided by www.EPCfloorplanBirmingham.co.uk

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