



## 135 Dorsington Road, Birmingham, B27 7AF Offers Over £130,000

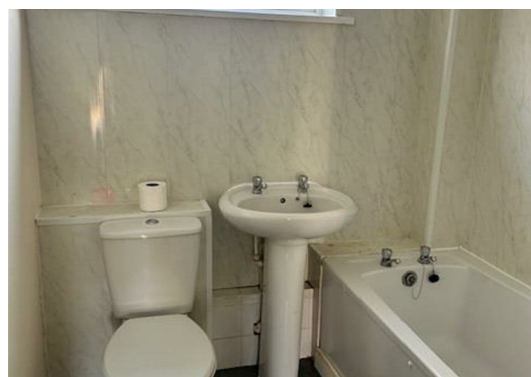


\*\*\*\*BLIND SALE | TURN-KEY INVESTMENT | DIRECT COUNCIL LEASE | TENANT IN SITU\*\*\*\*

Genie Homes are delighted to present this excellent investment opportunity in the ever-popular Acocks Green, Birmingham. This two-bedroom ground floor maisonette is offered as a blind sale with a lease already in place, making it an ideal hands-off, income-generating investment from day one.

Set within a well-established residential location, the property offers approximately 764 sq ft of accommodation, comprising a spacious reception room, fitted kitchen, two well-proportioned bedrooms and a bathroom. Built in the late 1970s, the property combines generous room sizes with a practical layout, making it an attractive long-term rental asset.

One of the standout features of this opportunity is the direct lease with Solihull Council, providing investors with added security and simplicity. The property currently generates £9,900 per annum in rental income and has



## Entrance Hallway

Laminate flooring, recess storage space, wall mounted radiator.

## Kitchen / Dining room

14'4" x 10'0" (4.37m x 3.05m)  
Double glazed window rear elevation, matching wall and base units with roll top work surfaces, inset stainless steel sink with mixer tap, gas cooker, PVC door to rear private garden

## Lounge

11'9" x 10'9" (3.58m x 3.28m)  
Double glazed window front elevation, wall mounted radiator, laminated style flooring

## Bedroom 1

14'3" x 9'9" (4.34m x 2.97m)  
Double glazed window elevation to rear, carpet flooring, wall mounted radiator

## Bedroom 2

9'1" x 8'3" (2.77m x 2.51m)  
Double glazed window front elevation, carpet flooring, wall mounted radiator.

## Bathroom

Double glazed obscured window rear elevation, Panelled bath with over shower, low level W/C pedestal hand wash basin, wall mounted radiator

## Buyer 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

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 - Leasehold

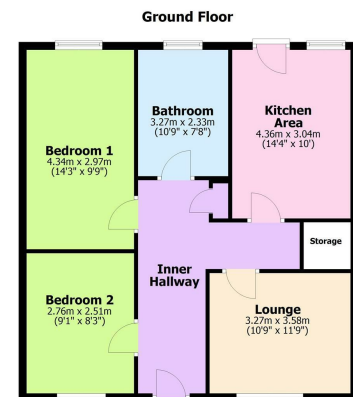
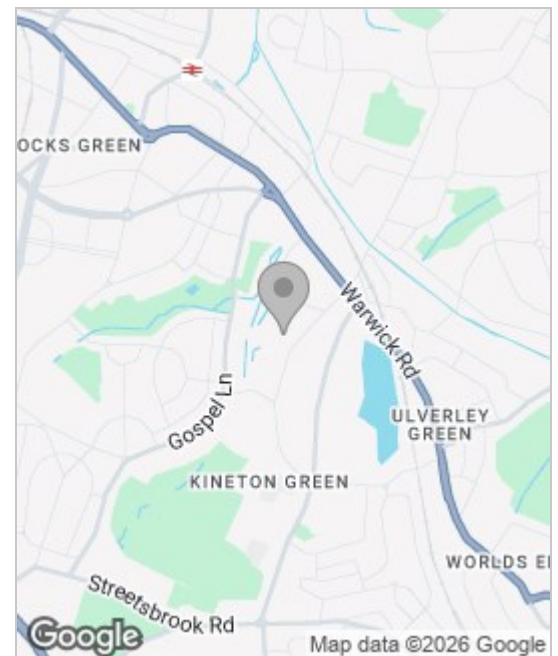
Possession - Tenanted

Viewings - Strictly by appointment through Genie Homes

## Pro

Lease agreement : £9,900 pa = £825 pcm.

Council Lease agreement



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 72                      | 77        |
|   | EU Directive 2002/91/EC |           |

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