



- **Investment For Sale: Two Flats each with two bedrooms**
- **Gas Central Heating, Double Glazing & Parking**
- **Annual Income £14,280 ( 8.65% Yield)**
- **Current Income £1190 pcm exclusive of bills.**
- **Please Ask an Advisor for Further Details**



**128 Birches Head Road, Birches Head  
Stoke-On-Trent, ST1 6LN**

**£165,000**

## Description

Investment Property. Income £14,280 pa ( 8.65% Yield): A large terraced property split into two flats. Both flats are central heated and double glazed and leased to tenants. To the ground floor is a large two bedroom flat comprising modern kitchen, living room, bathroom and two bedrooms currently leased for £595 pcm. To the first floor is a second flat comprising landing, living room, kitchen, bathroom and two bedrooms which is currently rented for £595 pcm. Parking is available to the rear of the property where two spaces are located.

## Ground Floor

### Hallway

With PVCU door front, carpeted floor and access to each flat.

### Flat 1

Let on an AST at £595 pcm

#### **Living Room** 18' 8" x 11' 5" (5.68m x 3.49m) max.

With two pvcu double glazed windows, radiator, aerial points, power points, telephone point, and carpeted flooring.

#### **Kitchen** 11' 11" x 9' 3" (3.64m x 2.83m) max.

Fitted kitchen with white wall and base units and grey granite effect working surfaces over. Includes pvcu double glazed window, radiator, power points, cooker point, washer point, part tiled walls and vinyl flooring.

#### **Bedroom 1** 14' 4" x 11' 1" (4.36m x 3.37m) max.

With pvcu double glazed window, power points, aerial point, radiator, and carpeted flooring.

#### **Bedroom 2** 12' 11" x 8' 10" (3.94m x 2.68m) max.

With pvcu double glazed window, power points, telephone points, radiator and carpeted flooring.

#### **Bathroom** 9' 5" x 5' 9" (2.88m x 1.74m) max.

A white bathroom suite comprising pedestal wash basin, WC, panelled bath with shower over. With pvcu double glazed window, radiator, part tiled walls and vinyl flooring.

## First Floor

### Flat 2

Let on an AST at £595 pcm

#### **Living Room**

With carpeted floor, radiator and power point.

#### **Kitchen**

Modern Fitted Kitchen with white wall and base units, granite effect surfaces over. Part tiled walls and vinyl floor. Includes cooker point, power point, washer point and door to rear.

#### **Bathroom**

Fitted bathroom suite in white with wc, pedestal basin, panelled bath with mixer shower over. Part tiled walls and vinyl floor. Includes built in airing cupboard.

#### **Bedroom 1**

With carpeted floor, power point and radiator

#### **Bedroom 2**

With carpeted floor, power point and radiator

#### **Outside**

Parking is available to the rear of the property.

#### **Viewings**

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



#### **Equipment and Apparatus**

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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# Energy performance certificate (EPC)

Flat 2  
128 Birches Head Road  
STOKE-ON-TRENT  
ST1 6LN

Energy rating

D

Valid until:

30 September 2031

Certificate number:

7900-6846-0522-0099-3193

## Property type

Top-floor maisonette

## Total floor area

72 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy performance.](#)