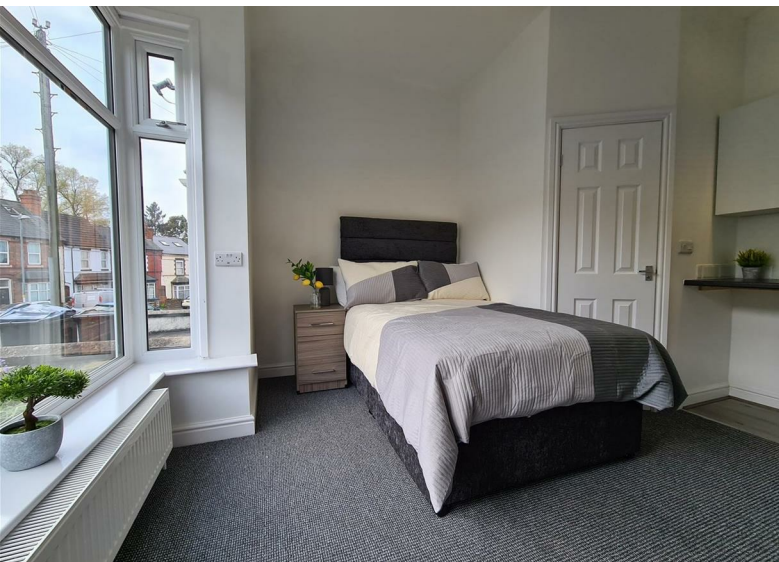




101 Hillaries Road, Birmingham, B23 7QS
Offers In The Region Of £375,000

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Property Overview

Designed for Modern Professional Living

This fully licensed and compliant six-bedroom HMO has been substantially extended and benefits from an impressive loft conversion, offering exceptionally spacious accommodation designed with working professionals in mind.

Each bedroom features its own modern en-suite bathroom, dedicated food preparation area and under-counter fridge/freezer, providing tenants with additional privacy, comfort and independence. The rooms are bright and airy, with contemporary finishes, neutral décor and grey carpeting.

A particular highlight is the exceptionally large sixth bedroom within the loft conversion, while several other bedrooms also benefit from unusually generous proportions.

Property Highlights

- Fully licensed and compliant six-bedroom HMO
- Six generously proportioned bedrooms with private en-suite bathrooms
- Substantial extension and impressive loft conversion
- Exceptionally spacious sixth bedroom occupying the loft
- Individual food preparation areas and under-counter fridge/freezers
- Modern communal kitchen with practical shared facilities
- Bright, contemporary interiors with neutral finishes
- Fully tenanted by working professionals

The combination of spacious private accommodation, modern facilities and established HMO compliance makes this an attractive investment opportunity, offering a practical and comfortable living environment for professional tenants.

Please note: Photographs were taken prior to the current tenancies and are provided for illustrative purposes. The property's current furnishings, décor and presentation may differ from those shown.

Rental Breakdown

Room 1 £595
Room 2 £575
Room 3 £625
Room 4 £600
Room 5 £625
Room 6 £650

Gross Monthly Income £3,670

Gross Yearly Income £44,040

Area information

Location Guide: Hillaries Road, Erdington, Birmingham, B23

Hillaries Road is in Erdington, a well-established residential suburb in north Birmingham. For your Genie Homes investment listing, the location appeal is its access to rail services, local shopping and everyday amenities, green spaces, gyms and the wider West Midlands road network.

Railway stations and commuting

Gravelly Hill station is a particularly useful transport link for the Hillaries Road area, with Erdington station providing another option. Services from the local rail network connect passengers towards Birmingham and destinations further north. The precise walking distance depends on the property's exact position on the road.

Birmingham City Centre

The property is approximately 3–4 miles from Birmingham city centre, depending on the destination. Rail and bus services offer alternatives to driving, making the location practical for commuters, students and professionals working in the city. Journey times vary by service and traffic.

Local shops and amenities

Erdington High Street and Central Square Shopping Centre provide access to everyday shopping, supermarkets, independent retailers, cafés and essential services. The wider area also offers larger retail destinations, including The Fort Shopping Park, for additional shopping and dining options.

Green spaces and outdoor recreation

Residents can enjoy nearby green spaces including Brookvale Park and Pipe Hayes Park. These provide opportunities for walking, jogging, relaxing outdoors and enjoying open green surroundings. Pipe Hayes Park also offers recreational facilities and an extensive parkland setting.

Buyers Fee and Reservation

BUYER'S FEE & RESERVATION PROCESS

This property is offered for sale subject to a buyer's fee of 2% plus VAT of the agreed purchase price, subject to a minimum fee of £2,500 plus VAT.

Upon acceptance of an offer, a minimum of 50% of the buyer's fee is payable to secure the property and remove it from the open market. This initial payment is credited towards the total buyer's fee.

The remaining balance becomes payable following exchange of contracts and must be paid in full no later than completion of the purchase.

Our reservation process is designed to provide greater certainty, transparency and commitment for both buyers and sellers, helping to facilitate a smooth and efficient transaction.

Benefits of Our Reservation Process

Competitive Pricing: Properties are marketed at realistic asking prices to encourage genuine interest and facilitate a timely sale.

Secured Purchase: Once the reservation is agreed and the required payment received, the property is withdrawn from the open market, allowing the conveyancing process to begin promptly.

Reduced Risk of Gazumping: Removing the property from the market helps minimise the risk of competing offers being considered.

Greater Commitment: The financial commitment from the buyer provides reassurance to the seller, helping to reduce the likelihood of an unsuccessful transaction.

A Proactive Approach: Genie Homes provides a personal and straightforward service, supporting buyers and sellers throughout the purchasing process.

Reservation Fee Refund Policy

Should the purchase fail to complete, the initial reservation payment will only be refundable in the following circumstances:

1. The seller withdraws from the agreed sale.
2. The seller has not disclosed a significant issue with the property which subsequently makes it unsuitable for mortgage lending with any recognised UK mortgage lender.

In all other circumstances, the reservation payment is non-refundable, subject to applicable law.

Prospective purchasers are encouraged to familiarise themselves with these terms before submitting an offer. Full details of the buyer's fee and reservation conditions will be provided prior to any payment being made.

Disclaimer

IMPORTANT NOTICE & DISCLAIMER

These particulars have been prepared by Genie Homes Management Ltd in good faith and are intended as a general guide to the property. Whilst reasonable care has been taken to ensure the information is accurate, details may have been provided by the seller or third parties and may be subject to change.

These particulars do not constitute an offer or form part of any contract. Prospective purchasers should satisfy themselves through appropriate inspections, surveys, legal enquiries and professional advice regarding all matters relevant to their purchase.

All measurements, dimensions, floor plans and distances are approximate and provided for guidance only. Photographs are for illustrative purposes and should not be taken as confirmation that any particular fixtures, fittings, furnishings or appliances are included in the sale.

Unless expressly stated otherwise, Genie Homes has not independently tested or verified the condition, operation or suitability of any services, appliances, installations or equipment, including gas, electrical, heating, plumbing and drainage systems. Purchasers should arrange any necessary inspections and obtain relevant professional advice.

Information relating to tenure, boundaries, planning permissions, building regulations, licences, certificates, tenancy arrangements, rental income and other legal or financial matters should be verified by the purchaser's solicitor or other suitably qualified professional. Any quoted rental income or investment returns are indicative and should not be regarded as guaranteed.

The inclusion of any fixtures, fittings, appliances or other items in the sale should be confirmed through the conveyancing process and final contractual documentation.

Genie Homes reserves the right to amend or withdraw these particulars where necessary. Nothing in this notice excludes or limits any statutory rights or legal obligations, including the requirement to provide accurate and complete material information in accordance with applicable consumer protection legislation.

TENURE
Freehold

POSSESSION

Tenant occupied

VIEWING
Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.