

LEASEHOLD



# BU HOMES

Offers invited

## £150,000

### HOBS MOAT ROAD, SOLIHULL, B92 8JJ

- Duplex Maisonette
- Investment Opportunity
- Requiring Modernisation
- Most Convenient Location
- Good Size Living Room
- Breakfast Kitchen
- Three Bedrooms & Bathroom
- Outside Patio Area & Garage
- Solar Photovoltaics
- Long Lease & No Chain



\*\*\* SALE AGREED IN 24 HOURS - Similar Properties Required \*\*\*

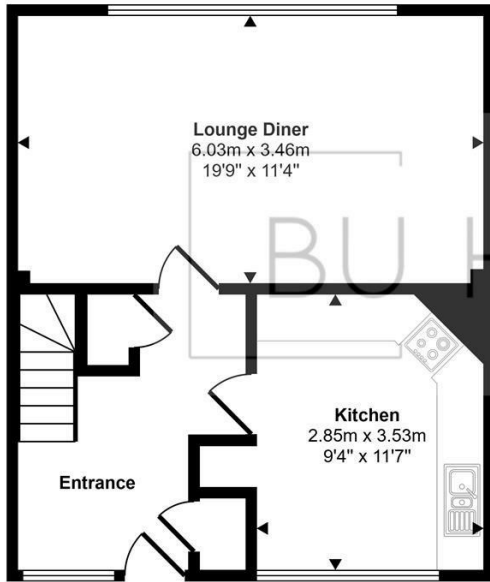
A spacious three bedroom duplex maisonette, with a garage en-bloc, boasting a wide variety of amenities on the doorstep including convenience stores, takeaways and public transport links.

Benefiting from economical electric heating with solar photovoltaics spanning the roof, the accommodation briefly comprises an entrance hall, a good size living room and a breakfast kitchen. Upon the floor above there is a landing, three bedrooms and a family bathroom. Located over retail premises, there is a patio area directly outside the property and a single garage with a roller shutter door near the bottom of the communal stairwell.

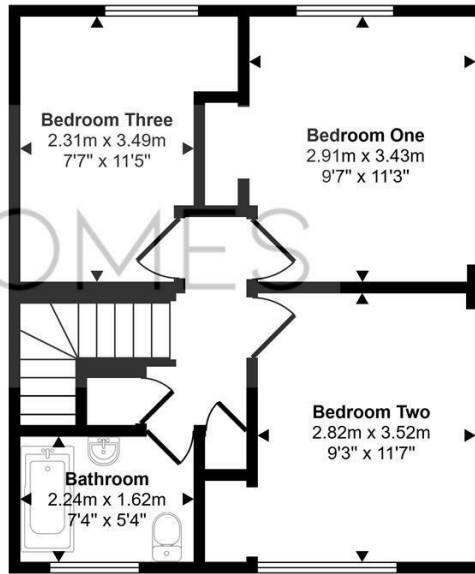
Requiring modernisation, having a very long Lease with over 900 years remaining, being subject to a nominal peppercorn ground rent with no service charge payable and having no upward chain, the maisonette would make an excellent addition to an investor's rental portfolio offering a potential yield in excess of 8% once remedial works have been carried out.

The property is situated approximately two and a half miles from Solihull Town Centre whilst the nearby A45 Coventry Road provides direct access to Birmingham International Airport, Resorts World, Birmingham City Centre and the Midlands motorway network. Several well-regarded schools are also within close proximity.

Approx Gross Internal Area  
85 sq m / 913 sq ft



Ground Floor  
Approx 43 sq m / 464 sq ft



First Floor  
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on

0121 7784443

info@buhomes.co.uk

www.buhomes.co.uk

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

