genie HOMES

31 Kirkwood Avenue, Birmingham, B23 5QF
Offers Around £200,000

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GUIDE PRICE £180,000 | IDEAL INVESTMENT OPPORTUNITY | TENANT IN SITU | £995 PCM RENTAL INCOME

Genie Homes are excited to offer this fantastic investment opportunity with a tenant already in situ, generating £995 per calendar month, providing an immediate rental income from day one. An ideal addition to any property portfolio.

A well-presented and ideally located property offering spacious and versatile accommodation, making this an excellent opportunity for both first-time buyers and investors alike. The property combines comfortable living space with excellent potential and is conveniently positioned for easy access to a range of local amenities, transport links and nearby schools.

With plenty to offer, this property is one not to be missed. Early viewing is highly recommended to fully appreciate the accommodation, location and potential on offer.

Property Description

MODERN TWO-BEDROOM HOME | OFF-ROAD PARKING | ENCLOSED REAR GARDEN

This modern two-bedroom house offers well-proportioned accommodation throughout and would make an ideal BTL investment opportunity. Presented in neutral décor throughout, the property offers a fresh and versatile finish.

The spacious living room provides a comfortable and welcoming reception space, featuring a stylish feature fireplace and attractive laminate flooring. The kitchen/diner offers a practical and sociable space, fitted with a range of cupboards and providing ample room for a dining table and chairs.

Upstairs, there are two generous double bedrooms, with the main bedroom benefiting from the added convenience of fitted wardrobes, providing excellent storage. The accommodation is completed by a well-appointed family bathroom, featuring a shower over the bath.

Externally, the property benefits from off-road parking for one vehicle, while to the rear is an enclosed garden, complete with a paved patio area, creating a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months.

Overall, this is a modern, well-presented and practical home offering spacious accommodation, useful storage, private outdoor space and off-road parking. Combined with its neutral presentation and strong rental appeal, this property represents an excellent opportunity for investors looking add to their portfolio.

Area Information

THE LOCAL AREA

Kirkwood Avenue is ideally positioned within the popular Erdington/Boldmere area of Birmingham, offering a convenient mix of local amenities, green open spaces, schools and excellent transport connections.

The property is well placed for a range of schools for children of different ages, with Wylde Green Primary School, Boldmere Infant School and Nursery, Boldmere Junior School and Court Farm Primary School all within approximately a mile. St Edmund Campion Catholic School is also conveniently located nearby for secondary education.

For those who enjoy the outdoors, there are several attractive green spaces within easy reach. Short Heath Park, Brookvale Park and Witton Lakes provide opportunities for walking, leisure and recreation, while the extensive Sutton Park is also within easy reach, offering a fantastic setting for countryside walks, cycling and outdoor activities.

Everyday amenities are well catered for, with local shops, convenience stores, supermarkets, pharmacies and other facilities available nearby. Erdington and Boldmere provide a wider selection of shops, cafés, restaurants and services, making it easy to access everything you need for day-to-day living.

Transport links are another key benefit. Chester Road railway station is approximately 0.4 miles away, with Erdington and Wylde Green stations also within around a mile, providing convenient rail connections towards Birmingham and the surrounding areas. Local bus services are also available close to the property.

For motorists, the property provides good access to Birmingham and the wider West Midlands road network, with the A38 and M6 motorway network accessible via the surrounding major roads. Birmingham city centre is also readily accessible, making the location particularly appealing to commuters.

Overall, the location combines convenient transport links, excellent local amenities, nearby schools and plenty of green space, making Kirkwood Avenue an attractive choice for homeowners, families and investors alike.

Buyers Fee and Reservation

his 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

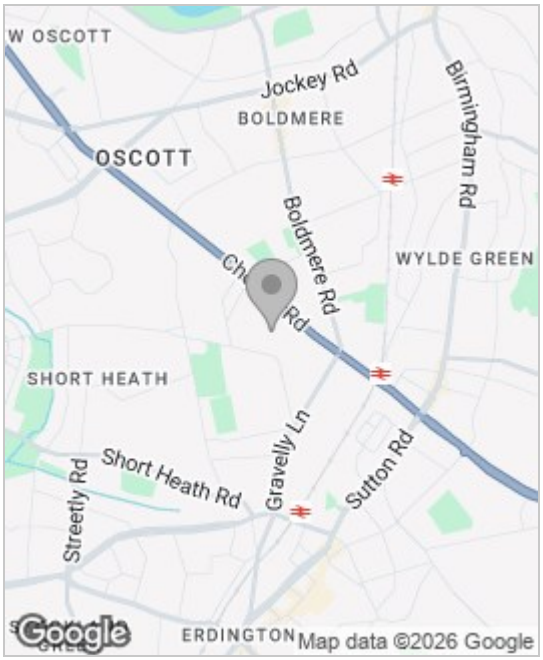
Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

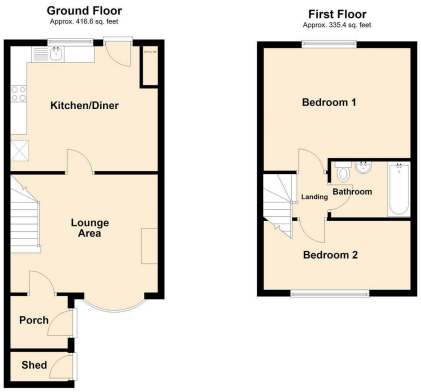
(Please note: photos were taken prior to the property being tenanted and are for illustration purposes only).

TENURE
Freehold

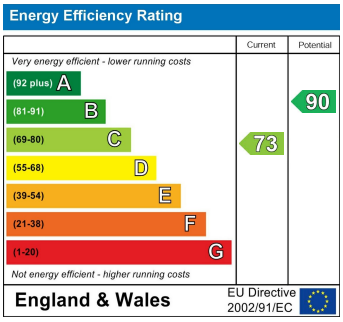
POSSESSION
Tenanted

VIEWING
Viewing strictly by appointment through Genie Homes





Total area: approx. 752.0 sq. feet



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