



PROPERTYPRO

Gravelly Lane, Birmingham



**FOR SALE**

**OIRO £365,000**

Freehold investment property with guaranteed rental income, strong yield and secure long term lease.

- Supported accommodation investment
- Guaranteed rental income £37,440 pa
- Approx. 10.26% gross yield
- New 5-year FRI lease
- Six en suite bedrooms
- Fully refurbished throughout
- Freehold / chain free



## Gravelly Lane, Birmingham

### INVESTMENT OVERVIEW

Property Pro are pleased to present this fully refurbished freehold investment property currently operating as supported accommodation. The property comprises six en suite bedrooms arranged over two floors, together with a generous communal kitchen and dining area, creating a practical layout to a high standard.

Upon completion, the purchaser will benefit from a new five year Full Repairing and Insuring (FRI) lease with an established Birmingham based supported accommodation provider.

The property generates a guaranteed rental income of £37,440 per annum, offering a genuine hands off investment opportunity with long-term income security.

### INVESTMENT SUMMARY

Guaranteed Rental Income: £37,440 per annum

Approx. Gross Yield: 10.26% at asking price

Lease: New 5 Year FRI Lease upon Completion

Tenant: Established Birmingham Supported Accommodation Provider

Tenant Responsible For:

- Council Tax
- Utility Bills
- General Internal Repairs & Maintenance

Rent Reviews: None during lease term

Break Clauses: None

### LOCATION

The property is situated on Gravelly Lane in Erdington, one of Birmingham's established residential locations with strong and consistent rental demand. Erdington High Street, local supermarkets, healthcare facilities and everyday amenities are all within easy reach.

Excellent transport links include nearby Erdington and Gravelly Hill railway stations, together with convenient access to the A38(M), M6 and Birmingham Ring Road, providing direct routes into Birmingham City Centre and the wider West Midlands.

The information contained within this brochure is provided for general guidance only and does not form part of any offer or contract. All descriptions, dimensions, references to condition and permissions, and any other details are given in good faith but should not be relied upon as statements of fact. Prospective purchasers or occupiers must satisfy themselves, by inspection or otherwise, as to the accuracy of the information provided. No employee of Property Pro has authority to make or give any representation or warranty in relation to this property. All prices quoted are exclusive of VAT unless stated otherwise. Generated on 26/11/2025.

### TENURE/PRICE

The property is offered freehold and chain free at an asking price of £365,000. Upon completion, a new five-year Full Repairing and Insuring (FRI) lease will be granted, providing a guaranteed rental income of £37,440 per annum.

### EPC

D

### COUNCIL TAX

B

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

### SERVICES

We understand that mains water, electricity, gas and drainage are connected. Purchasers should satisfy themselves as to the condition and suitability of all services.

### AML

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

### VIEWINGS

Strictly by prior appointment with sole agents, Property Pro.

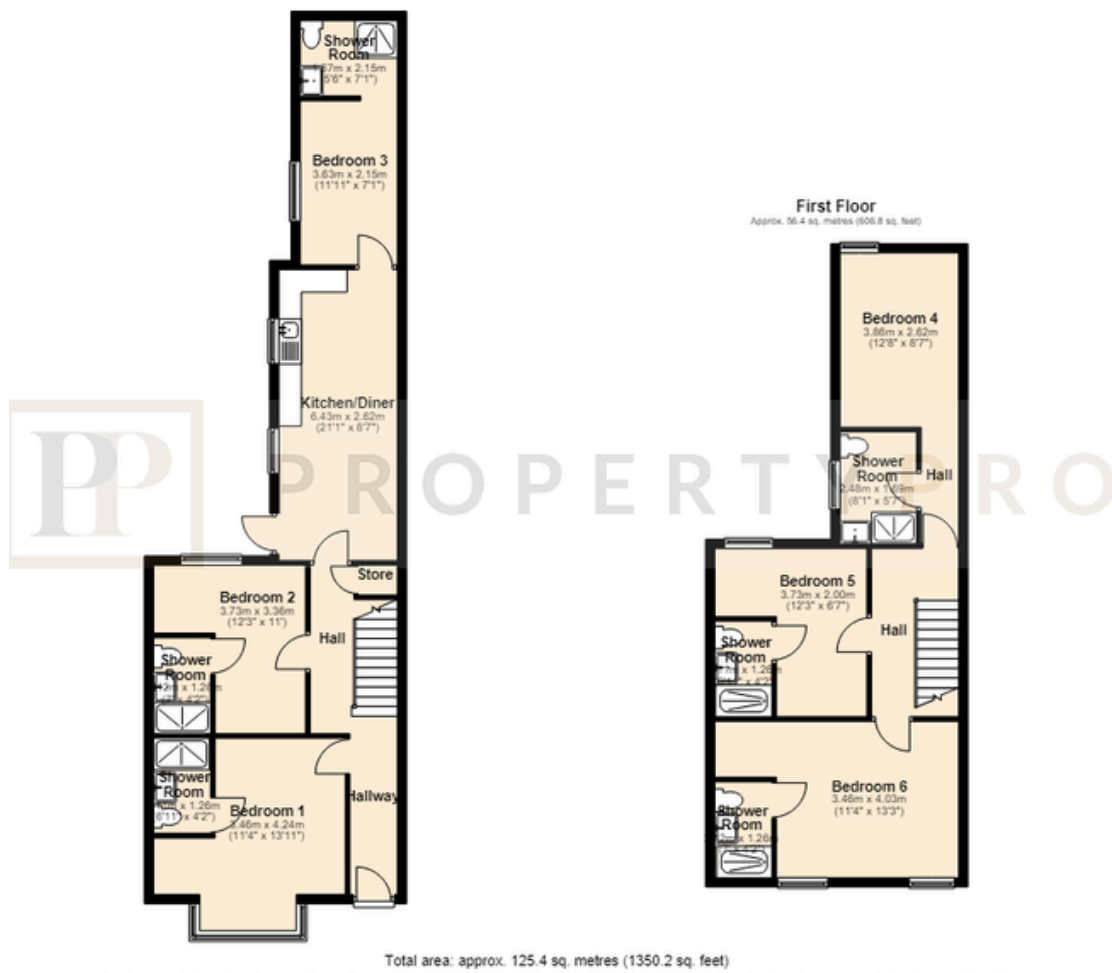
### CONTACT DETAILS

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Total area: approx. 125.4 sq. metres (1350.2 sq. feet)

