genie HOMES

92 - 92A City Road, Birmingham, B16 0HQ
Offers In The Region Of £915,000

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Property Overview

This well-maintained building comprises 6 fully-occupied apartments, including 3 one-bedroom units and 3 two-bedroom units, all fully managed by Genie Homes.

Genie Homes are delighted to bring to market this substantial and well-maintained freehold property, presenting an outstanding investment opportunity in a highly desirable Birmingham location.

The building comprises six self-contained apartments, including three one-bedroom and three two-bedroom units. Flat 5 includes exclusive access to a self-contained garden, all of which are fully tenanted and professionally managed by Genie Homes. This turnkey investment generates immediate rental income, offering peace of mind to any investor looking for reliable returns from day one.

Each apartment is maintained to a high standard, along with the communal areas, ensuring a quality living environment for tenants. Ample free on-street parking is available, and the property benefits from excellent transport connections — with direct bus routes via Hagley Road offering swift access to Birmingham City Centre in just 5 minutes.

The location is equally appealing to both students and professionals, being close to City Hospital, the Midland Metropolitan University Hospital, and top educational institutions including the University of Birmingham and Birmingham City University. For everyday convenience, residents can enjoy proximity to Morrisons, Aldi on Dudley Road, and Bearwood High Street.

Outdoor enthusiasts will appreciate nearby green spaces such as Edgbaston Reservoir, perfect for weekend walks and recreational activities.

In addition to its current use as an AST investment, the property also offers potential for conversion into serviced accommodation, providing scope for even greater rental yield.

Rarely does a freehold property with this level of income potential, location advantages, and management in place come to market.

For further details or to arrange a viewing, please contact Genie Homes.

Council Tax for each unit A

Rental Breakdown

Flat 1 £795
Flat 2 £700
Flat 3 £575
Flat 4 £625
Flat 5 £1,050 (Flat 5 includes exclusive access to a self-contained garden)
Flat 6 £795

Monthly Gross income £4,540
Annual Gross income £54,480

Buyer fee and reservation

Genie Homes pride ourselves on our simple and secure buying process.

This sale is subject to a 2% plus VAT Buyers Fee and this is based on the agreed sale price.

Please contact us to arrange a viewing. We will ask you to provide proof of funds and photographic identification prior to attending, to make sure we cause minimal disruption to any tenants that may reside at the property.

Once you have viewed the property, we will ask you for feedback.

If you make an offer and it is accepted, the full 2% plus VAT is then applicable in order to take the property off the market within 2 working days of your offer.

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-
ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

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.

We look forward to hearing from you soon.

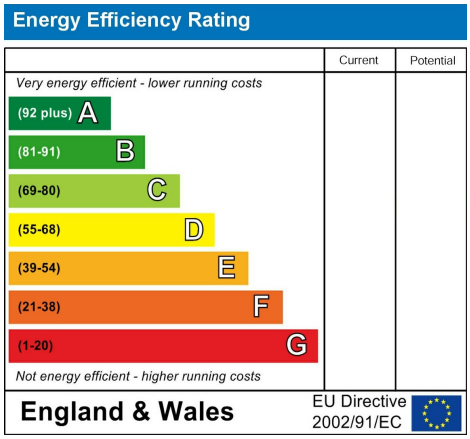
Disclaimer

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.

Tenure - Freehold

Possession - Tenanted

Viewings - Strictly by appointment through Genie Homes



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