



42 Frances Road, Birmingham, B23 7LE

Offers In The Region Of £245,000

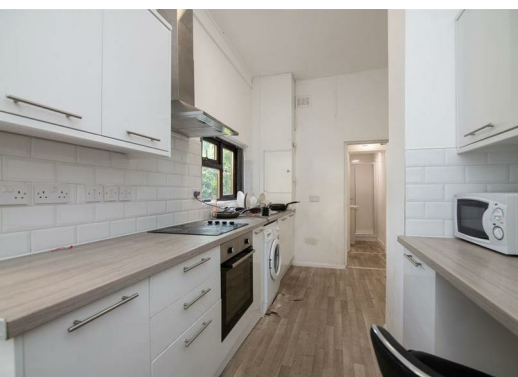


INVESTMENT OPPORTUNITY – VACANT POSSESSION – NO UPWARD CHAIN - NO HMO LICENCE

Genie Homes are delighted to present this substantial Three-bedroom, two-bathroom mid-terrace property in the ever-popular area of Erdington, Birmingham. Offering approximately 1,163 sq ft of versatile accommodation, this is an outstanding opportunity for investors looking to expand their portfolio.

Previously utilised as social housing, the property is ideally suited for a variety of investment strategies, (APPOX RENTAL £1,450 (subject to any necessary consents), supported living, or a spacious family home. Offered with vacant possession and no upward chain, purchasers can move quickly with no onward complications.

The property features two generous reception rooms, 3 well-proportioned bedrooms, and two bathrooms plus a w/c, providing flexible living space and excellent rental potential.



Property Overview
Accommodation

The property is accessed via a welcoming entrance hallway leading to a modern fitted kitchen, complete with integrated oven and hob, extractor fan, contemporary wood-effect worktops, breakfast bar, ample storage units and stylish white tiled splashbacks. A rear lobby provides access to the ground floor accommodation.

The ground floor also benefits from two modern shower rooms, both fitted with shower cubicles, wash basins and heated towel rails, together with lounge and rear dining room, which enjoys direct access to the rear garden via a UPVC door.

To the first floor are three well-proportioned bedrooms, all offering excellent natural light, along with a separate WC and wash basin, making the layout particularly well suited to larger households or investment use.

Throughout the property you'll find laminate flooring to the majority of rooms, gas central heating, and double glazing, creating a low-maintenance and practical home.

- Additional Information
- Front Lounge separate dining room to the rear.
- Three Bedrooms
- Two Shower Rooms & Separate WC
- Modern Fitted Kitchen with Breakfast Bar
- Gas Central Heating & Double Glazing
- Vacant Possession
- Sold As Seen
- Council Tax Band B
- EPC Rating D

A fantastic investment opportunity offering generous accommodation in a popular location. Early viewing is highly recommended to fully appreciate the size and potential this property has to offer.

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.

TENURE
Freehold
POSSESSION
Tenant occupied

VIEWING
Viewing strictly by appointment through
Genie Homes

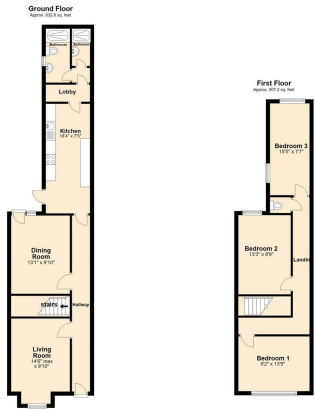
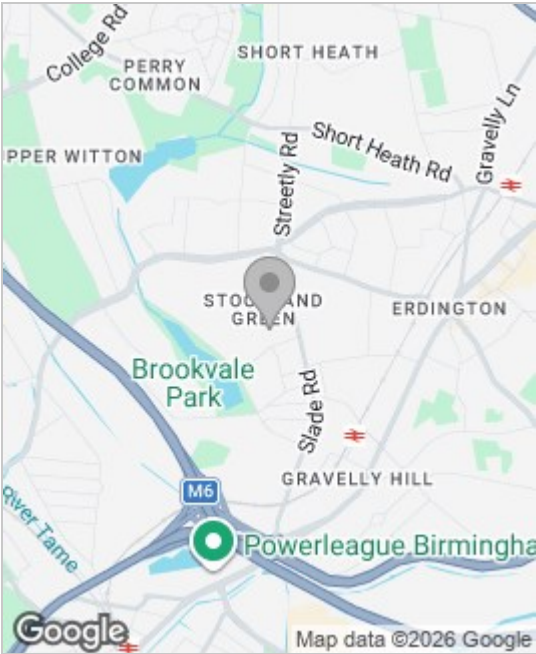
Buyer fee and reservation

This 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.)



Energy Efficiency Rating table with columns for Current and Potential ratings, and a color-coded scale from A to G.

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