76 Edgehill Road, Birmingham, B31 3RX
Offers In The Region Of £130,000

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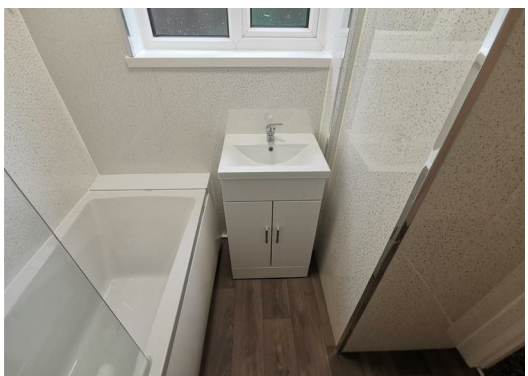
Turnkey Investment Opportunity – Tenanted Ground Floor Maisonette Generating £800 PCM

Attention Investors – Genie Homes are delighted to present this turnkey, tenanted ground floor maisonette on the sought-after Edgehill Road, offering an immediate rental income of £800 per calendar month.

Conveniently positioned within easy reach of Longbridge, West Heath and Northfield, the property benefits from excellent local amenities, shopping facilities and transport connections, including nearby Longbridge and Northfield train stations, making it an attractive option for tenants and investors alike.

Please Note (Property is non-standard construction - It is mortgageable)

Viewings are strictly by appointment through Genie Homes. Contact our sales team today to arrange your inspection.



Property Overview

Accommodation

The accommodation briefly comprises:

Entrance hallway leading to the main living accommodation.

Spacious bright Lounge with featured fire place
A bright and well-proportioned reception room featuring a two double-glazed window, central heating radiator.

Fitted Kitchen
Comprising a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, appliance spaces, plumbing for a washing machine, drawer units and a wall-mounted central heating boiler.

Bedroom One
A generous double bedroom overlooking the rear garden with a double-glazed window and central heating radiator, grey carpet.

Bedroom Two
A good-sized second bedroom with a rear-facing double-glazed window, built-in wardrobe and central heating radiator.

Bathroom
Fitted with a two-piece suite comprising a panelled bath, pedestal wash hand basin. Additional features includes wall panelling, rear facing double-glazed window.

Separate w/c with side facing double glazed window.

Outside

To the rear is a private lawned garden, providing valuable outdoor space for occupants.

Investment Highlights
Ground floor maisonette
Sold with tenant in situ
Generating £800 PCM rental income
Excellent buy-to-let opportunity
Popular residential location
Close to Longbridge, West Heath and Northfield
Convenient access to train stations and local amenities
Private rear garden

Area Information

Location

Edgehill Road enjoys a convenient position within the popular residential areas of Rednal and Longbridge, offering an excellent balance of local amenities, green open spaces and superb transport connections. The location continues to benefit from the ongoing regeneration and investment that has transformed Longbridge into one of South Birmingham's most vibrant and sought-after communities.

Amenities

Residents are within easy reach of Longbridge Town Centre, home to a wide range of retail, leisure and dining facilities, including major supermarkets, high street brands, cafés and restaurants. Additional shopping and everyday conveniences can be found in nearby Rednal, Rubery and Northfield.

Green Spaces & Recreation

The property is ideally situated for access to a variety of outdoor and leisure amenities. The renowned Lickey Hills Country Park is just a short distance away, offering extensive woodland walks, open countryside, a golf course and stunning panoramic views across the West Midlands. The nearby Worcester & Birmingham Canal also provides attractive walking and cycling routes.

Transport Links

Edgehill Road benefits from excellent connectivity for both commuters and local travel. The A38 Bristol Road South provides direct access to Birmingham City Centre and the wider motorway network, including Junction 4 of the M5. Longbridge Railway Station is conveniently located nearby, offering regular services to Birmingham New Street and surrounding destinations.

Area Overview

Longbridge and the surrounding areas have undergone significant regeneration in recent years, creating a thriving community with modern retail, educational and employment opportunities. The area is home to South & City College Birmingham and a growing business and technology sector, further enhancing its appeal to residents and investors alike.

Combining convenience, strong transport links and ongoing investment in the local area, Edgehill Road remains a highly desirable location for homeowners and buy-to-let investors.

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.)

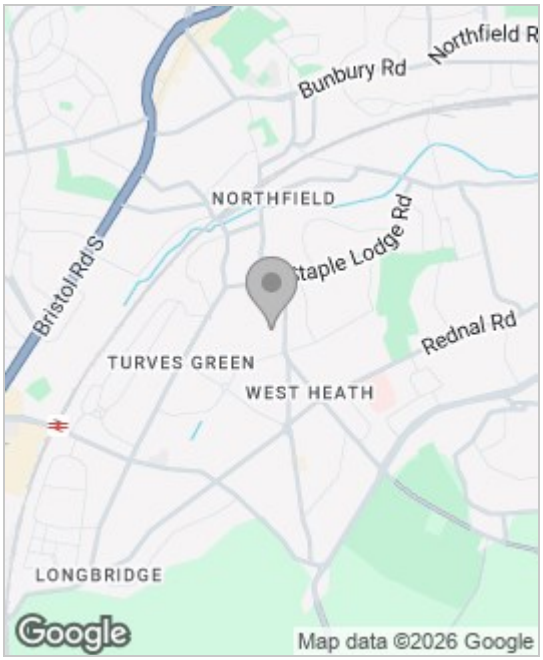
Disclaimer

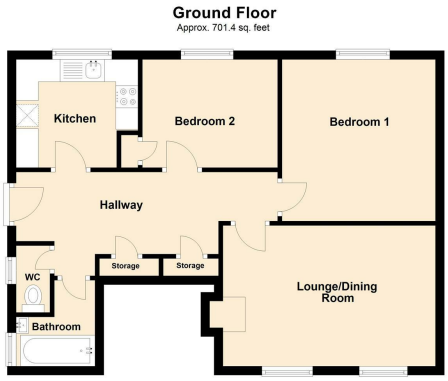
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

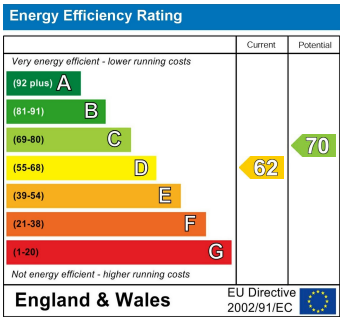
Possession - Tenanted

Viewings - Strictly by appointment through Genie Homes





Total area: approx. 701.4 sq. feet



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