



The Avenue, Acocks Green, Birmingham B27 6NG

£399,950

ATTENTION INVESTORS! A substantial three-storey mid-terraced investment property comprising three self-contained flats and four additional letting rooms, each with its own kitchenette and access to a shared shower room. The property is fully HMO licensed and benefits from a Lawful Development Certificate.

Currently generating an annual income of approximately £50,182, this property offers an excellent ready-made investment opportunity.

Ideally located just a short distance from Acocks Green Village, the property is conveniently positioned for a wide range of shopping amenities, local transport links and is within walking distance of the train station, providing direct access to Birmingham City Centre just a few stops away.

Room 1 - Ground Floor Front

16'8" x 13'1" (5.09 x 4)

Open plan room with carpet to flooring, bay window to front, fire place and kitchenette

Room 2 - Ground Floor Rear

12'9" x 11'4" (3.90 x 3.46)

Open plan room with carpet to flooring, kitchenette, widow to rear

Flat 3 - Ground Floor Rear

Open plan room with shower facility, dining kitchen and WC with toilet and sink

Room 6 - First Floor Rear

14'0" x 10'7" (4.29 x 3.25)

Open plan room with kitchenette and window to rear

Shared Shower Room - First Floor

Shower, toilet and wash hand basin shared between 4 rooms

Room 5 - First Floor - Rear

13'5" x 13'4" (4.10 x 4.07)

Open plan room with carpet to flooring, kitchenette and window to rear

Flat 4 - First Floor Front

Open plan room with carpet to flooring, kitchen area, 2 windows to front and a separate shower room

Flat 7 - Second Floor

Hallway, kitchen, good sized lounge with window to rear, bedroom to front with window, bathroom with window to rear

Tenure - Freehold

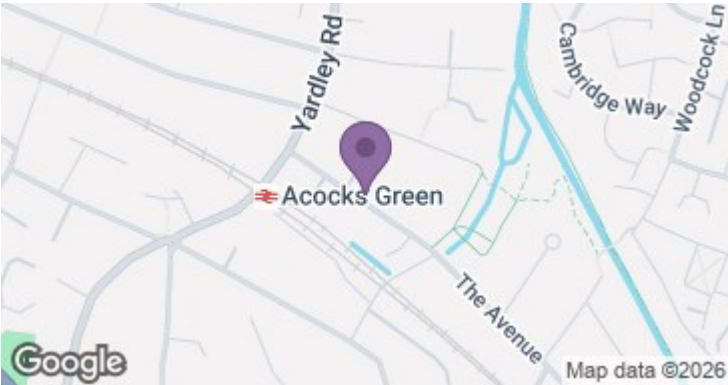
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Agent Notes

- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
- 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
- 3. These particulars do not constitute part or all of an offer or contract.
- 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
- 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

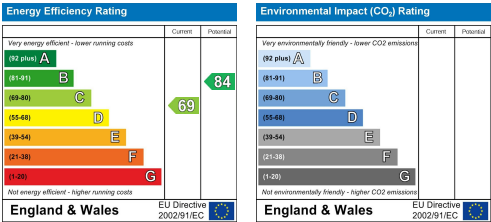
Viewings

Viewings are strictly by appointment only via Archer Bassett.



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