



**727 Chester Road, Erdington, B24 0BY**  
**Offers In The Region Of £360,000**



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## Offers In The Region Of £360,000



### Property Description

Exceptional Investment Opportunity – 6-Bed, 6-Bath HMO in Erdington, Birmingham! with Garage.

We're thrilled to present this impressive 6-bedroom, 6-bathroom HMO on Chester Road, Erdington, Birmingham, fully tenanted property offering an instant income stream. Perfect for savvy investors looking for a hassle-free, high-yielding opportunity!

### Why You'll Love This Property:

**Prime Location:** Situated in the heart of Erdington, with quick access to the M6, M5, and M42 motorways and just a short distance from Birmingham City Centre.

**Fantastic Transport Links:** Close to all the local amenities you need, plus excellent transport connections.

**Steady Cash Flow:** With a monthly income of £3,710, you'll enjoy an impressive annual income of £44,520.

**Long-Term, Reliable Tenants:** minimal void periods.

**Self-Managed:**

**Attractive Yield:** Boasting an impressive 12.5% gross yield—ideal for any investor looking for strong returns.

### Ground Floor:

Bedroom 1 with shower room, toilet off suite located on the ground floor with key code, front aspect.

Bedroom 2 with shower room, toilet off suite located on the ground floor with key code, rear aspect.

Large modern kitchen with two ovens two gas hobs, fully equipped, washing machine & tumble dryer.

Living / dining room to the rear

### First floor

Bedroom 3 with ensuite bathroom, front aspect.

Bedroom 4 with shower room & off suite toilet with key code, rear aspect.

Bedroom 5 with ensuite bathroom rear aspect.

Bedroom 6 off suite shower room & toilet with key code.

### Second Floor

Rooms 6 with ensuite bathroom, aspect to the front and rear.

**EPC D**

**Council Tax C**

**Monthly Income £3,710**

**Annual Income £44,520**

### Room Measurements

Room 1 Ground Floor 14.26 sqm

Room 2 Ground Floor 11.68 sqm

Room 3 First Floor 18.17 sqm

Room 4 First Floor 11.3 sqm

Room 5 First Floor 16.96 sqm

Room 6 Second Floor 13.77 sqm

Kitchen 15.7 sqm

Bathrooms located on the Ground Floor and First floor

**HMO Licence:** Permitted number of persons 6, Maximum permitted number of households 6

### Rental Breakdown

Room 1 Double with shower in room and toilet/washbasin outside the room solely for room 1

Room 2 Double with shower in room and toilet/washbasin outside the room solely for room 2

Room 3 double with ensuite

Room 4 Double with shower in room and toilet/washbasin outside the room solely for room 4

Room 5 Double with washbasin in room ( bathroom with shower toilet and washbasin)

Room 6 Double with en-suite

**Rental + Garage rental £3,750**

**Annual Income £45,520**

**Gross Yield 12.5%**

### 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Second Floor



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