

Morar Close, Birmingham, B35 7PE

£235,000

Council Tax Band: A



### INVESTMENT OPPORTUNITY – TENANTED AT £1275 PCM

Located in the popular Castle Vale area, this well maintained three bedroom, terraced property offers a ready made, income producing investment with consistently strong rental demand. The layout is practical, easy to manage, and ideal for long term rental use.

#### Key Investment Highlights:

- Tenanted at £1275 PCM
- Low maintenance
- Strong rental location with proven demand

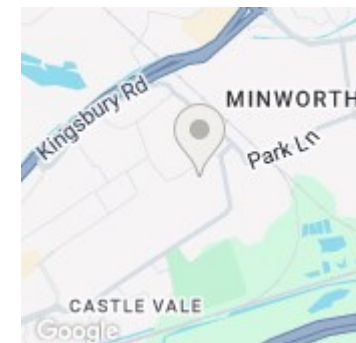
The property is presented in very good condition and is currently occupied by a reliable tenant, providing immediate rental income from completion.

The property benefits from double glazed windows and central heating, ensuring low maintenance, energy efficiency, and long term appeal to renters. Excellent transport links and close proximity to local amenities further support ongoing tenant demand. Internally, the accommodation includes: modern spacious open plan living room, updated kitchen, first floor family bathroom and three bedroom.

Room size details to follow



Open House Birmingham North West



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	