



Ruston Street, Birmingham B16 8BB

Not for marketing purposes INTERNAL USE ONLY

welcome to

Ruston Street, Birmingham

4 BEDROOM HMO INVESTMENT OPPORTUNITY10% GROSS YIELD**FANTASTIC LOCATION NEAR TO CITY CENTRE**UPSTAIRS BATHROOM**DOWNSTAIRS W/C**REAR GARDEN**NO CHAIN**

Agent Note

This property is council tax band B.
This property is a fully licensed HMO and is being sold as an HMO.

Entrance Hall

Stairs to first floor, laminate flooring, understairs space, ceiling light point.

Downstairs W/C

Fully tiled, low level flush w/c, corner wall mounted wash hand basin with mixer tap.

Lounge

16' 4" x 11' 9" (4.98m x 3.58m)
Double glazed window to front, fire surround, laminate flooring, coving, ceiling light point.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)
Double glazed sliding doors to rear garden, laminate flooring, coving, storage, ceiling light point, central heating radiator.

Kitchen

11' 3" x 10' 2" (3.43m x 3.10m)
Double glazed window to rear, central heating radiator, ceiling spotlights, tiled to splash-prone areas, range of wall & base units with worktops over, integrated gas hob & electric oven with extractor over, stainless steel sink & drainer with mixer tap, laminate flooring.

Bedroom 1

11' 10" x 11' 6" (3.61m x 3.51m)
Double glazed window to front, central heating radiator, carpet.

Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m)
Double glazed window to front, central heating radiator, carpet.

Bedroom 3

11' 10" x 10' 4" (3.61m x 3.15m)
Double glazed window to rear, central heating radiator, carpet.

Bedroom 4

8' 6" x 7' 10" (2.59m x 2.39m)
Double glazed window to rear, central heating radiator, carpet.

Shower Room

6' 7" x 6' 3" (2.01m x 1.91m)
Double glazed obscure window to rear, central heating chrome radiator, tiled floor, cladding to walls in splash-prone areas, corner shower unit with glass doors, wash hand basin with mixer tap, low level flush w/c.

Front Garden

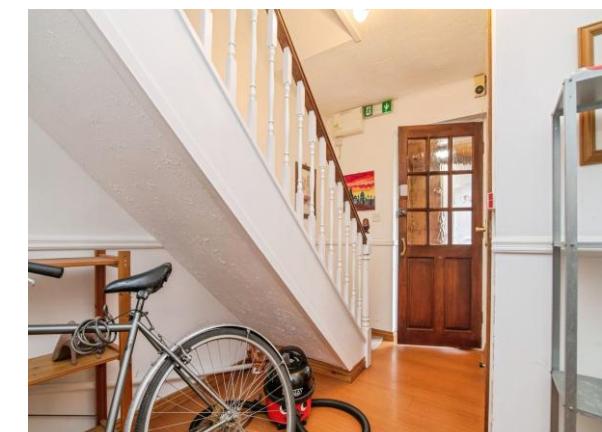
Mainly laid to lawn, path up to front door.

Rear Garden

Paved/patio area, lawn areas with some gravel, path to other end of the garden, fully private on one side and back of garden, small wire fence between the two houses. Needs some TLC.

Parking

On street parking with Permit.





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welcome to

Ruston Street, Birmingham

- 4 Bedroom HMO Investment Opportunity.
- Fantastic Location Near to Birmingham City Centre.
- Fully Compliant HMO Let.
- 10% Gross Yield.
- No Chain.

Tenure: Freehold EPC Rating: Awaited

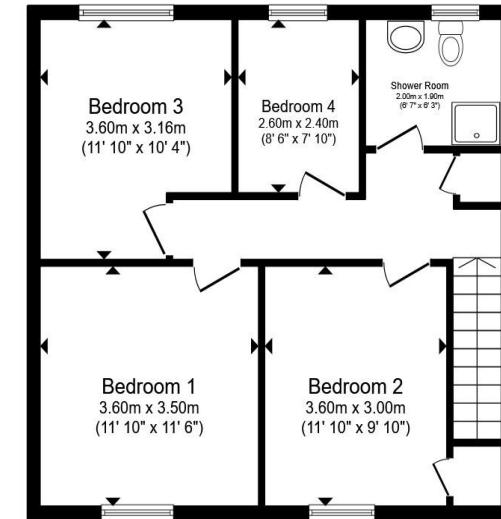
Council Tax Band: B

offers over

£280,000



Ground Floor



First Floor

Total floor area 114.2 m² (1,229 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:

HBNI12073 - 0002

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