genie HOMES

3 Glencoe Road, Birmingham, B16 0PB
Offers In The Region Of £330,000

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Property Overview

This well-proportioned five-bedroom property offers smart, flexible living across two floors, complete with a low-maintenance private garden — making it an excellent addition to any investment portfolio.

Currently let on a three-year social housing lease (signed 2023), it delivers £1,800 pcm / £21,600 annually, providing a reliable, hands-off income stream.

The ground floor includes a bright living room, a full-width kitchen with garden access, a shower room, and two bedrooms. Upstairs, three further bedrooms and a family bathroom offer generous space and adaptability.

Outside, the paved rear garden and side parking add practicality to the home.

Set in a highly desirable Edgbaston location, close to Harborne and Birmingham City Centre, the property benefits from strong transport links and nearby amenities.

A solid, low-maintenance investment in a sought-after area.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: D

Area Information

Its close proximity to the University of Birmingham, Queen Elizabeth Hospital, and Birmingham's central business district.

The location benefits from an excellent mix of lifestyle amenities. Edgbaston Village, centred around Highfield Road and Greenfield Crescent, has become a vibrant hub for independent cafés, acclaimed restaurants, boutique shops, and artisan food outlets. For those who enjoy the outdoors, the area is home to Edgbaston Reservoir, the Birmingham Botanical Gardens, and nearby Cannon Hill Park, all offering green spaces ideal for walking, recreation, and family days out

Buyers 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.)

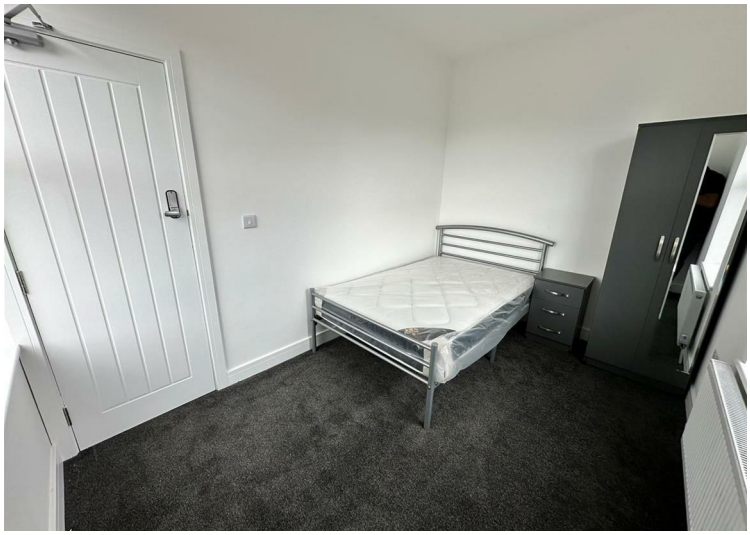
Disclaimer

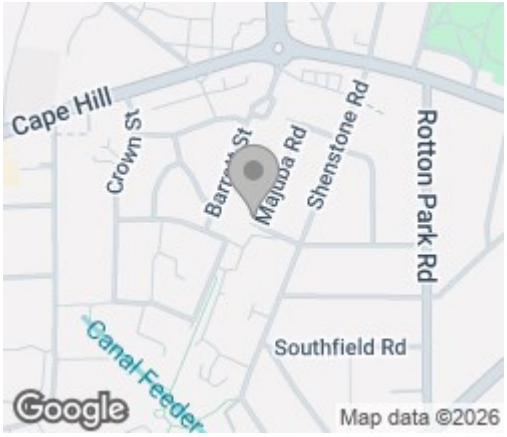
Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

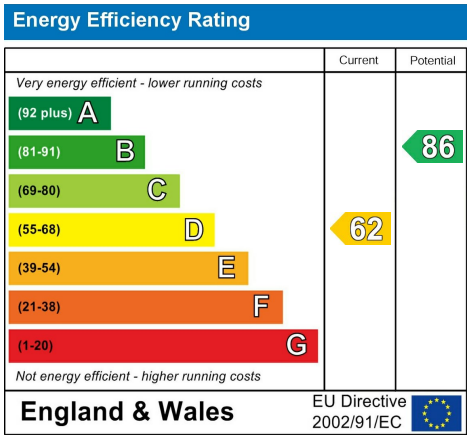
TENURE
Freehold

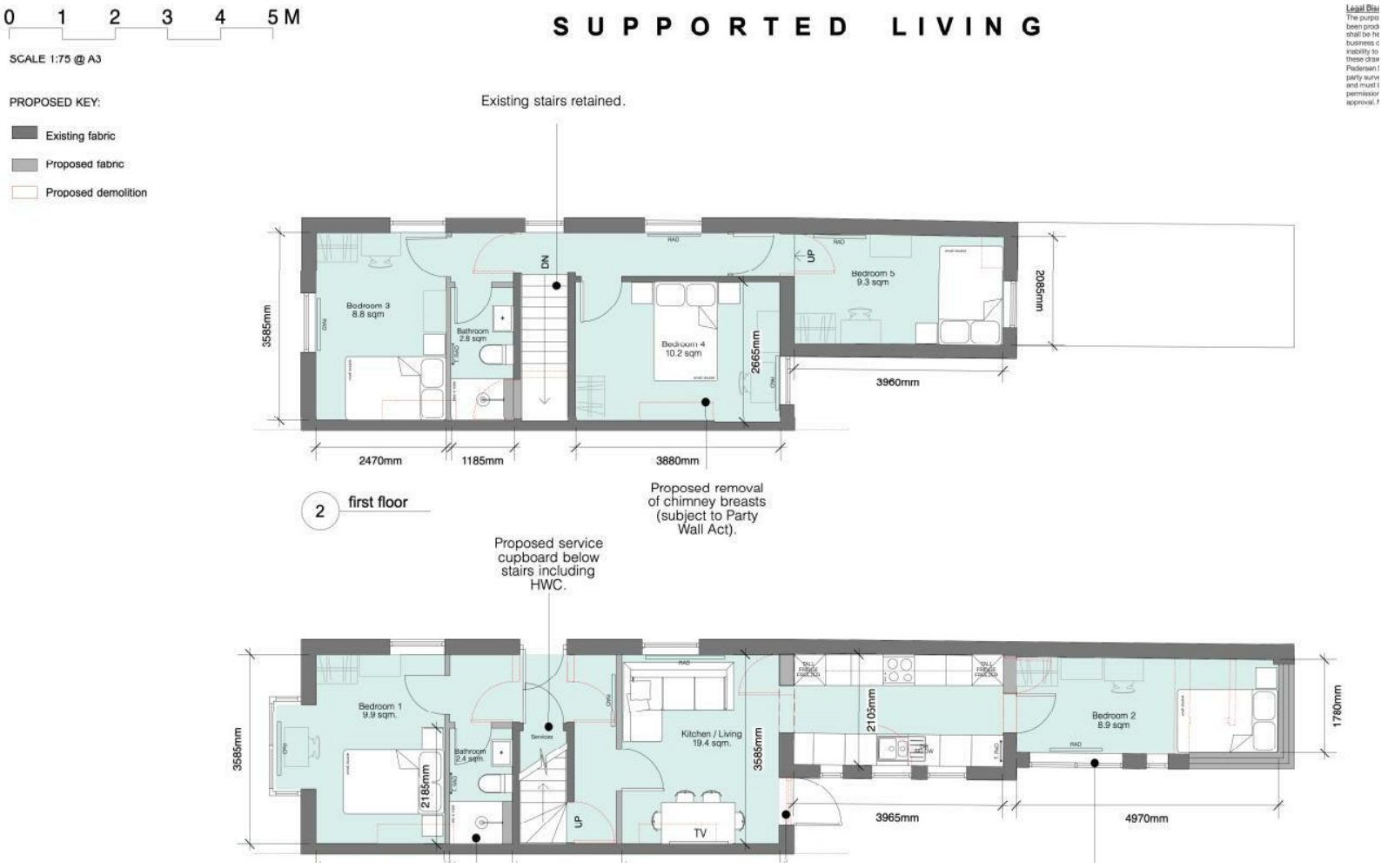
POSSESSION
Tenant occupied (Social Housing Lease)

VIEWING
Viewing strictly by appointment through Genie Homes









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