

**ON BEHALF OF THE TRUSTEE IN  
BANKRUPTCY**

**7 BEDROOM HMO INVESTMENT**

**19 Ismere Road, Birmingham,  
B24 9SX**

**Asking £240,000**

**CONTACTS**

**Amy Selfe**

T: 0161 710 2010

E: [amy.selfe@landwoodgroup.com](mailto:amy.selfe@landwoodgroup.com)

**LANDWOOD  
GROUP**



## LOCATION

Situated in the popular Pype Hayes/Birches Green area of north Birmingham, this property occupies a convenient residential setting with a range of amenities close at hand. The nearby Fort Shopping Park offers a wide selection of high street retailers, supermarkets, cafés and restaurants, while Erdington town centre provides additional everyday shopping and leisure facilities.

There are regular bus services nearby, and Erdington, Gravelly Hill and Chester Road railway stations all within easy reach, together with convenient access to the A38, M6 and Birmingham city centre.

The property is also close to a number of local parks and green spaces, including Pype Hayes Park and Sorrel Park.

## DESCRIPTION

We understand the property is arranged as a three storey semi detached 7 bedroom HMO let to Birmingham City Council who house vulnerable adults.

**NOTE:** The property has not been inspected in full. We have no details regarding the lease in place, income, or HMO licence and the property does not have planning for HMO use. The property may be exempt from HMO licencing but we cannot confirm this without further details.



## FURTHER INFORMATION

The property has not been inspected in full. We have no details regarding the lease in place, income, or HMO licence and the property does not have planning for HMO use. The property may be exempt from HMO licencing but we cannot confirm this without further details of the tenant.

## TENURE INFORMATION

The property is held freehold title number WM319450.

## COUNCIL TAX

Band B– Annual Charge for 2025/2026 is £1,739.99

## EPC

D.

## CONTACT US TO ENQUIRE



### Colman Bernard

Graduate Surveyor

T: 0161 967 0122

E: colman.bernard@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,  
Manchester, M3 2BW

## PRICE

Seeking offers in the region of £240,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.