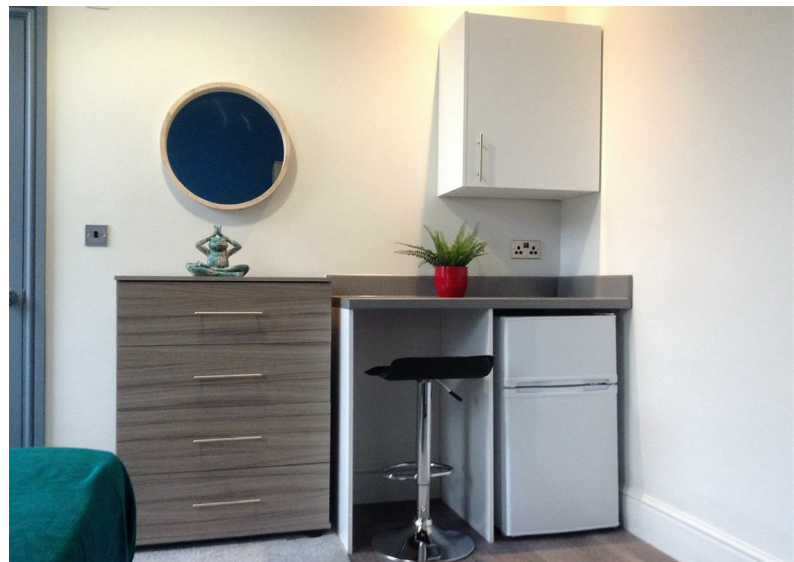
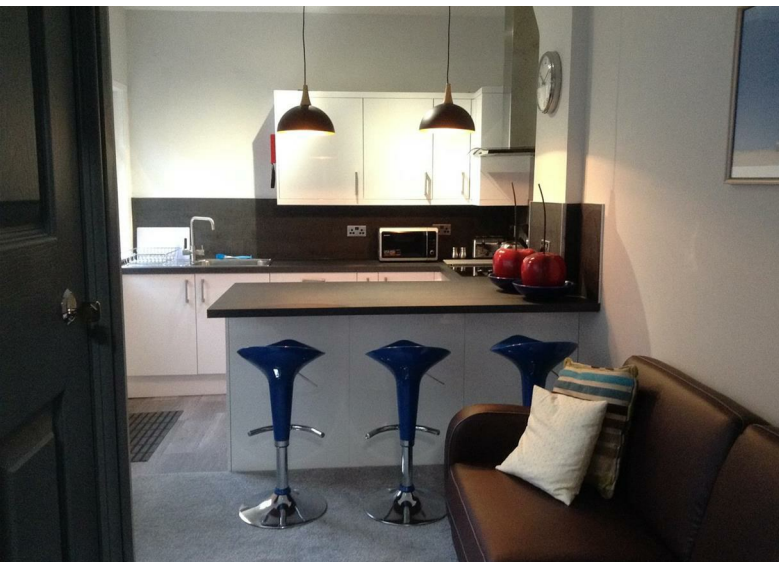




**87 Alexander Road, Birmingham, B27 6ES**  
**Offers In The Region Of £395,000**

 6  6  2  E



# 87 Alexander Road, Birmingham, B27 6ES

## Offers In The Region Of £395,000



### Rental Breakdown

Rm 1 £525  
Rm 2 £550  
Rm 3 £550  
Rm 4 £595  
Rm 5 £550  
Rm 6 £650

Total monthly gross rental : £3,420  
Total yearly gross income : £41,040

### Area Description - Acocks Green

Acocks Green is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 5 miles southeast of the city centre and is easily accessible by public transport, including buses and trains.

Acocks Green has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including the Acocks Green Village Trust Nature Reserve and the Robin Hood Lane Recreation Ground. The suburb has a number of cultural and recreational facilities, including the Acocks Green Library and the Acocks Green Leisure Centre.

In terms of transport links, Acocks Green is well-connected to the rest of the city and beyond. It has its own railway station, which provides regular services to Birmingham city centre and other destinations in the West Midlands region. The suburb is also served by a number of bus routes, which provide connections to other parts of Birmingham and the surrounding area.

### Fees & 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. Minimal fee £2,500+VAT

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.

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

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

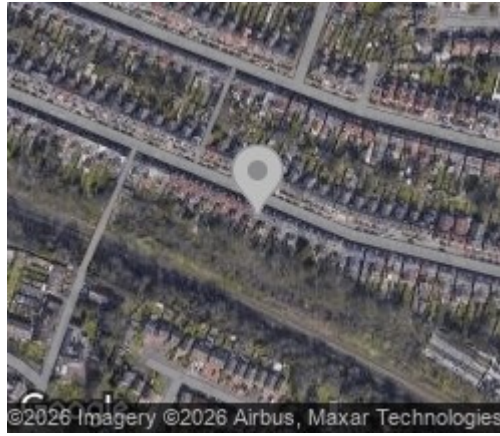
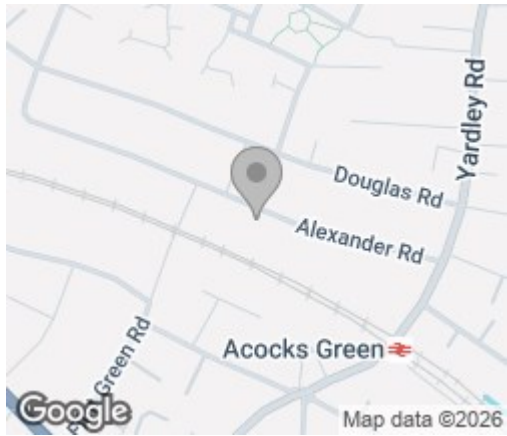
### POSSESSION

Tenanted (AST) Working Professionals

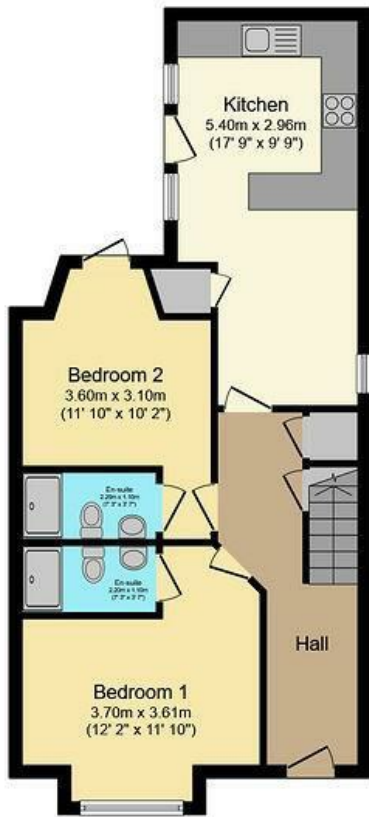
### VIEWING

Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Ground Floor**  
Floor area 57.4 sq.m. (618 sq.ft.)



**First Floor**  
Floor area 54.6 sq.m. (588 sq.ft.)



**Second Floor**  
Floor area 24.3 sq.m. (262 sq.ft.)

**Total floor area: 136.4 sq.m. (1,468 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.