



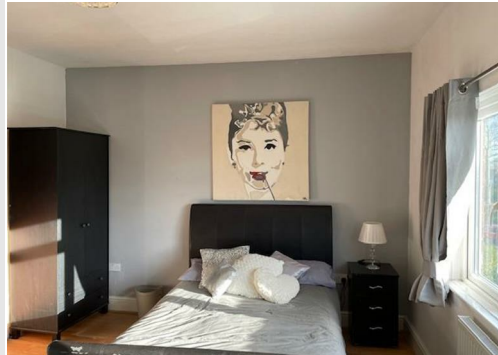
727 Chester Road, Erdington, B24 0BY
Offers In The Region Of £355,000

 6
  6
  1
  D



727 Chester Road, Erdington, B24 0BY

Offers In The Region Of £355,000



Property Description

Exceptional Investment Opportunity – Fully Tenanted 6-Bed, 6-Bath HMO with Garage | Erdington, Birmingham

We are delighted to present this substantial and fully tenanted six-bedroom, six-bathroom HMO located on Chester Road, Erdington. Offering an immediate and reliable income stream from day one, this turnkey investment is ideally suited to both established and portfolio investors seeking strong, consistent returns with minimal management input.

Investment Highlights

Fully tenanted with established occupants in place
Current income: £3,710 per calendar month
Annual income: £44,520
Strong gross yield: approx. 12.5%
Includes garage rental income
Self-managed by current owners
Minimal void periods and stable occupancy profile
Prime Location

Situated in a highly accessible and well-connected area of Erdington, the property benefits from excellent transport links with easy access to the M6, M5 and M42 motorway networks, along with regular routes into Birmingham City Centre.

A wide range of local amenities, shops and services are all within close proximity, making this a consistently strong rental location with sustained tenant demand.

Property Overview

The property is well configured as a compliant and functional HMO, offering six well-proportioned rooms, each designed with tenant convenience in mind.

Ground Floor

Bedroom 1 – front aspect with private shower room/WC (key-coded access)
Bedroom 2 – rear aspect with private shower room/WC (key-coded access)
Large modern fitted kitchen with two ovens, two gas hobs, washing machine and tumble dryer
Communal living/dining area to the rear

First Floor

Bedroom 3 – en-suite, front aspect
Bedroom 4 – shower room with separate WC (key-coded access), rear aspect
Bedroom 5 – en-suite, rear aspect
Bedroom 6 – shower room with WC (key-coded access)

Second Floor

Additional bedroom with en-suite facilities, dual aspect (front and rear)

Additional Information

EPC: D
Council Tax Band: C
HMO Licence: Approved for 6 persons / 6 households

Fully compliant layout with strong occupancy configuration

Room Sizes

Room 1 (GF): 14.26 sqm
Room 2 (GF): 11.68 sqm
Room 3 (1F): 18.17 sqm
Room 4 (1F): 11.30 sqm
Room 5 (1F): 16.96 sqm
Room 6 (2F): 13.77 sqm
Kitchen: 15.70 sqm
Summary

A rare opportunity to acquire a high-yielding, fully operational HMO in a strong rental location, delivering immediate income and long-term stability. Properties of this calibre and yield profile are seldom available and attract strong investor interest.

Early viewing and enquiries are strongly recommended.

Rental Breakdown

Room 1 Double with shower in room and toilet/washbasin outside the room solely for room1
Room 2 Double with shower in room and toilet/washbasin outside the room solely for room 2
Room 3 double with ensuite
Room 4 Double with shower in room and toilet/washbasin outside the room solely for room 4
Room 5 Double with washbasin in room (bathroom with shower toilet and washbasin)
Room 6 Double with en-suite

Room 1: £560
Room 2: £550
Room 3: £620
Room 4: £560
Room 5: £600
Room 6: £670
Garage: £150

Rental + Garage rental £3,750
Annual Income £45,000

Gross Yield 12.5%

Buyer fee and 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.

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 within 2 working days of your offer.

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

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

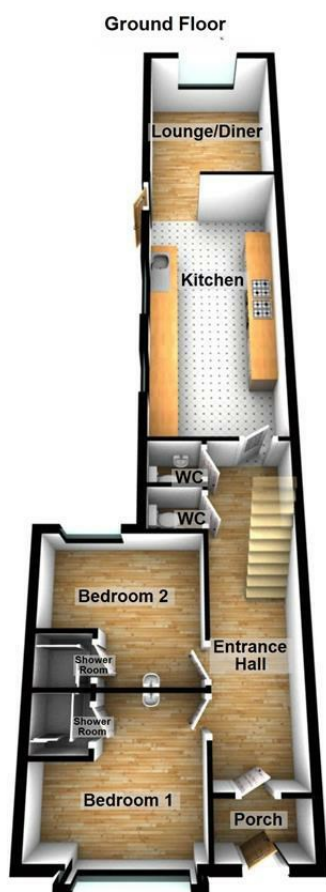
Possession - Tenanted

Viewings - Strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.