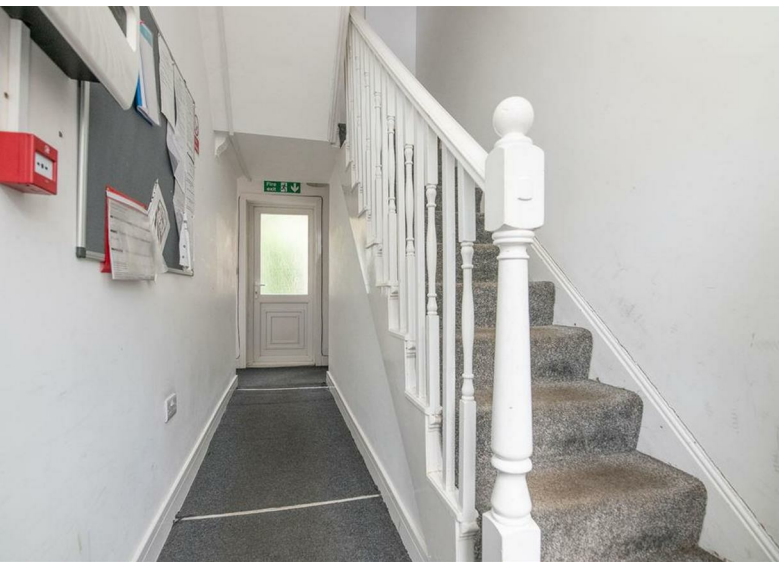




205 Yardley Road, Birmingham, B27 6LZ
Offers In The Region Of £450,000

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205 Yardley Road, Birmingham, B27 6LZ

Offers In The Region Of £450,000



Property Description

Property Overview

This spacious property offers comfortable living with modern conveniences and ample potential. Spread across two floors, it features six ensuite bedrooms and generous communal spaces.

Ground Floor

Entrance Hallway: Carpeted with a staircase leading to the first floor

Kitchen: Fully fitted and well-equipped

Dining Room and Lounge Area: Perfect for gatherings and entertaining

Utility Room: Includes a large water pressure tank and tumble dryer

Rear Garden: Generously sized private space that may require some attention after winter growth

Ground floor Bedrooms

Bedroom 1: Front-facing with a large bay window, carpeted (3.57m x 4.27m), featuring an ensuite with a shower cubicle, WC, hand wash basin, and wall-mounted radiator

Bedroom 2: Also front-facing with a bay window, carpeted (3.18m x 4.27m), with an ensuite including a shower cubicle, WC, hand wash basin, and wall-mounted radiator

Bedroom 3: Side aspect with an open-plan lounge, carpeted (2.28m x 2.89m), complemented by an ensuite with a shower cubicle, WC, hand wash basin, dressing area, and wall-mounted radiator

First Floor bedrooms:

Bedroom 4: Front-facing with a large window, carpeted (4.33m x 3.60m), featuring an ensuite with a shower cubicle, WC, hand wash basin, and wall-mounted radiator

Bedroom 5: Also front-facing with a large window, carpeted (3.40m x 3.31m), with an ensuite including a shower cubicle, WC, hand wash basin, and wall-mounted radiator

Bedroom 6: Side-facing, carpeted (3.08m x 3.06m), offering an ensuite with a shower cubicle, WC, hand wash basin, a walk-in dressing area, and a wall-mounted radiator

Additional Features

Double glazing throughout

Central heating system

No upward chain

This property offers a fantastic investment opportunity. Viewing is highly recommended to fully appreciate all it has to offer.

Don't miss out — arrange your viewing today!

Rental breakdown

Room 1 £625

Room 2 £595

Room 3 £650

Room 4 £580

Room 5 £575

Room 6 £650

Gross month Income £3,675

Gross annual income £44,100

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.

Buyers 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.

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.

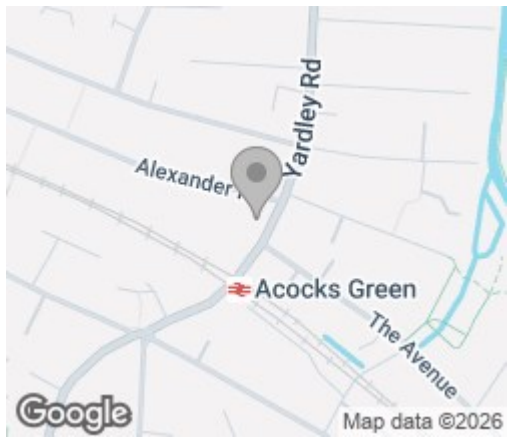
Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify 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

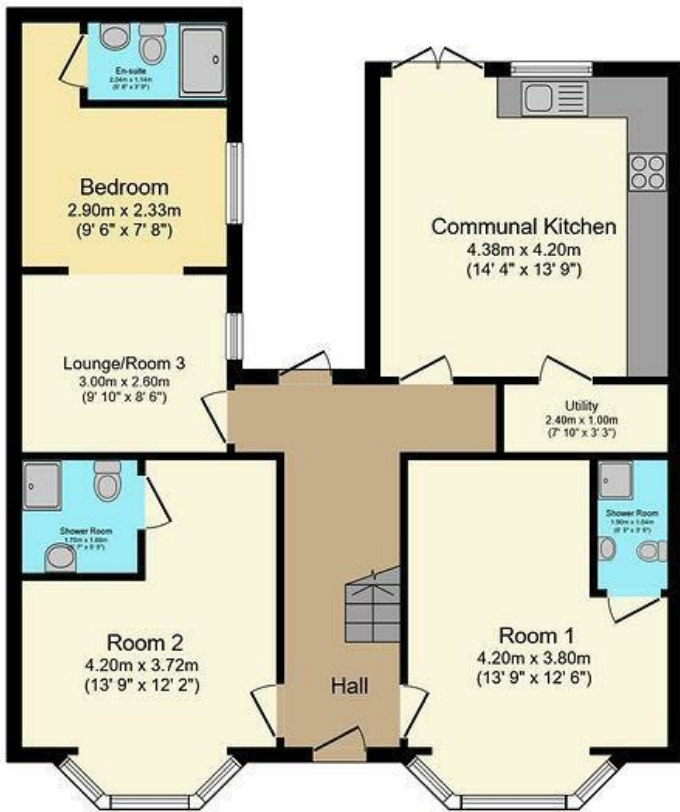
POSSESSION
Tenant occupied

VIEWING
Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Floor area 87.6 sq.m. (943 sq.ft.)



First Floor
Floor area 59.8 sq.m. (644 sq.ft.)

Total floor area: 147.4 sq.m. (1,586 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.