



Yardley Road, Acocks Green, Birmingham B27 6LR

£275,000

Perfect for investors, this large Victorian end of terraced town house is currently operating as a licenced HMO comprising of five rooms, three of which have en suite shower rooms and a further shared bathroom for the remaining two rooms. The current rental income is £25,766 per annum with scope to uplift this with some cosmetic refurbishment. The property is ideally located close to Swan Island with its plentiful amenities and convenient transport links to the city centre and beyond.

### Room 1 - Ground Floor

13'0" x 11'0" (3.97 x 3.36)

Carpet to flooring, built in wardrobe and bay window to front. En-suite shower room

### Shared Living Area

14'4" x 12'4" (4.38 x 3.76)

Carpet to flooring, window to rear

### Shared Kitchen

7'10" x 9'10" (2.41 x 3.01)

Range of fitted units and window over looking courtyard

### Room 2 - First Floor

9'1" x 12'5" (2.77 x 3.79)

Carpet to flooring, built in wardrobe, window to rear. En-suite shower room

### Shared Bathroom - First Floor

4'11" x 6'11" (1.52 x 2.13)

Having a white suite to include W.C, wash hand basin and bath

### Room 3 - First Floor

14'6" x 12'4" (4.42 x 3.77)

Carpet to flooring, built in wardrobe, wash hand basin and window to front

### Room 4 - Second Floor

14'6" x 12'4" (4.42 x 3.78)

Carpet to flooring, built in wardrobe, sink unit and window to front

### Room 5 - Second Floor

14'6" x 15'3" (4.42 x 4.65)

Carpet to flooring, built in wardrobe and velux window. En-suite shower room

### Rear Garden

Courtyard with out buildings then onto large rear garden

### Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Agent Notes

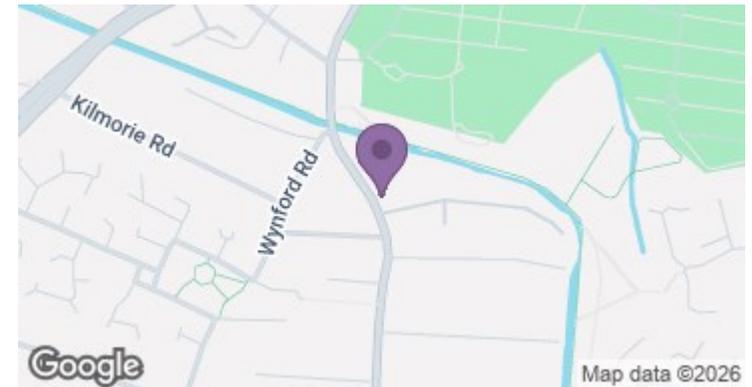
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### Viewings

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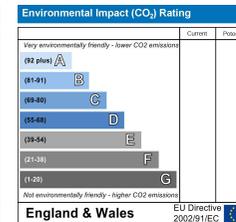
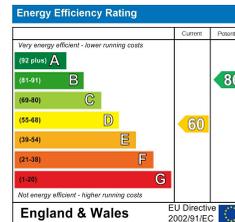


Total area: approx. 131.3 sq. metres (1413.7 sq. feet)



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