



25 Frederick Road, Birmingham, B23 7NL Offers In The Region Of £425,000

 6  6  1  D

This substantial three-storey property comprises six double bedrooms, all with en-suite facilities, along with an attic room complete with kitchenette. The property is fully tenanted and benefits from a compliant HMO licence.

Offering an excellent turnkey investment, the property generates a gross annual income of £45,780. An ideal addition to any investment portfolio.



Property Description

Genie Homes are delighted to present this outstanding investment opportunity—a fully tenanted 6-bedroom, 6 en-suite HMO located on Frederick Road, Erdington, Birmingham. Please note: the property is licensed for 6 occupants due to licence restrictions.

Situated in the sought-after residential area of Erdington, the property is ideally positioned close to Erdington railway station and benefits from excellent transport links, including easy access to the A38, connecting to Birmingham and the wider motorway network. A range of local amenities, including shops, restaurants, and services, are all within close proximity, while Birmingham City Centre is just a 12-minute drive away, offering a wider selection of facilities and attractions.

The property comprises six double en-suite bedrooms, attic room featuring its own kitchenette. It further benefits from a modern fitted kitchen with access to a private rear garden, as well as a private driveway providing off-road parking for at least two vehicles.

This is an excellent turnkey investment opportunity, currently generating a gross monthly income of £3,815, equating to £45,780 per annum. Council Tax Band C and EPC Rating D.

An ideal addition to any investment portfolio, offering strong rental income and a well-connected location.

Area Description - Erdington

Erdington is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 6 miles north of the city centre and is easily accessible by public transport, including buses and trains.

Erdington has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Erdington Park and the Sutton Park. The suburb has a number of cultural and recreational facilities, including the Erdington Library and the Erdington Leisure Centre.

In terms of transport links, Erdington 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.

Rental Breakdown

Rentals

- Rm 1 - £625
- Rm 2 - £615
- Rm 3 - £650
- Rm 4 - £625
- Rm 5 (NOT IN USE)
- Rm 6 - £625
- Rm 7 - £675

Monthly Gross Income £3,815
Annual Gross Income £45,780

Buyer fee and reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of

£2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable within 2 working days in order to take the property off the market.

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. Genie Homes pride ourselves on our simple and secure buying process.

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 / remortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

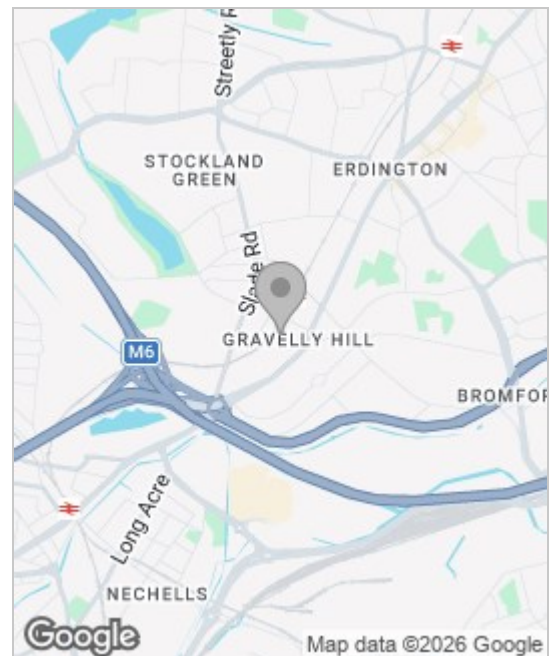
Disclaimer

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			80
(55-68) D		56	
(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.