



261 Tangmere Drive, Birmingham, B35 7PY Offers In The Region Of £240,000

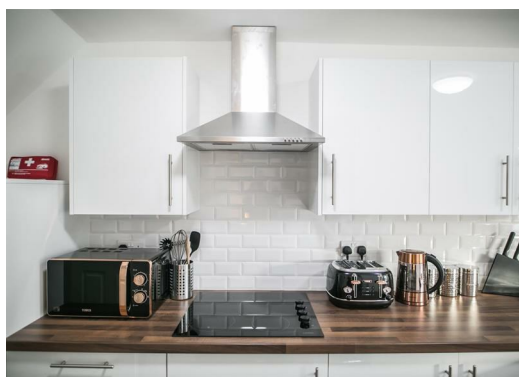


Four-Bedroom HMO – Turnkey Investment Opportunity Castle Vale

A well-presented mid-terrace HMO property located in the popular area of Castle Vale, offering an excellent turnkey investment opportunity.

The property comprises four generously sized en-suite bedrooms, including one on the ground floor and three on the first floor. There is a comfortable lounge area and a spacious kitchen/dining room to the rear, providing direct access to the garden.

Externally, the property benefits from a low-maintenance gravelled front garden and a gravelled driveway to the rear.



Property Overview

**** NEW TO THE MARKET**** 4 BED 4 BATH
PROFESSIONAL HMO****

Introducing this well presented and maintained, 4 bed, 4 ensuite HMO in Castle Vale. This property has been well finished and refurbished to a good standard. Offering a thoughtfully designed, well equipped kitchen/living area, 4 spacious bedrooms and 4 generous en-suites (all have shower cubicles). Large Gravelled back garden / driveway. The property was meticulously renovated in 2019, has been rented to professional's with minimal voids. Please note Tangmere Drive is non-standard construction.

Ground floor: consists a spacious carpeted entrance hallway, stairs ascending to first floor, Bedroom 1 en-suite, open plan lounge/ kitchen and dining room, access to the rear garden.

First floor: Bedroom 2, bedroom 3 and bedroom 4 all double rooms with en-suite.

Garden: Large stoned rear garden with storage shed.

Council Tax banding: A
EPC C 28 March 2029

SOLD AS SEEN, Viewing highly recommended.
(Please note that the photographs provided were taken for illustrative purposes following the refurbishment in 2019).

Rental Information

The rental breakdown is as follows.

- Room 1 - £650 pcm
- Room 2 - £575 pcm
- Room 3 - £595 pcm
- Room 4 - £575 pcm

Total gross monthly rent - £2.395pcm
Total gross annual rent - £28,740 per annum

Gross yield at asking price - 11.72%

All certificates and notice boards are up to date
Gas Safety Cert
EICR
Annual Emergency Lighting Cert
Annual Fire Alarm Cert

Annual PAT Testing
Fire Risk Assessment
Fire Log Book
EPC
AST's for all rooms
DPS Certificates for all tenants

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

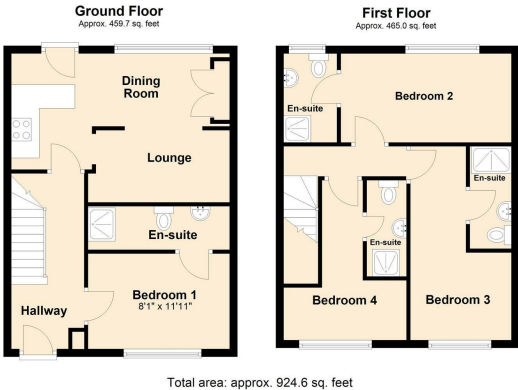
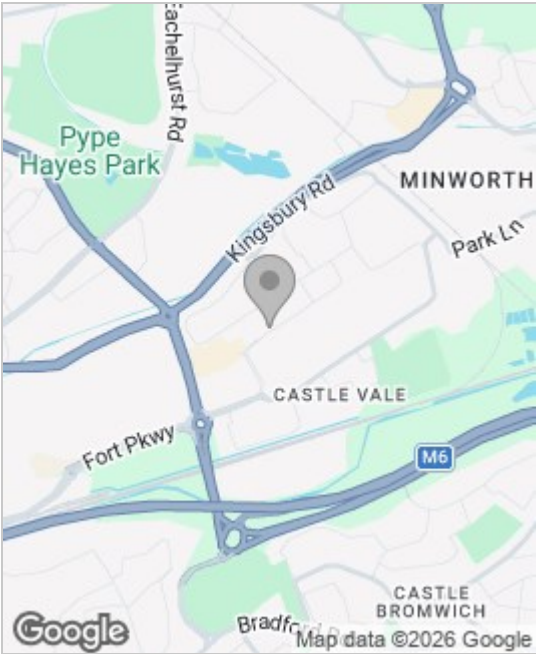
Disclaimer

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		88
(81-91) B		
(69-80) C		67
(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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.