



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

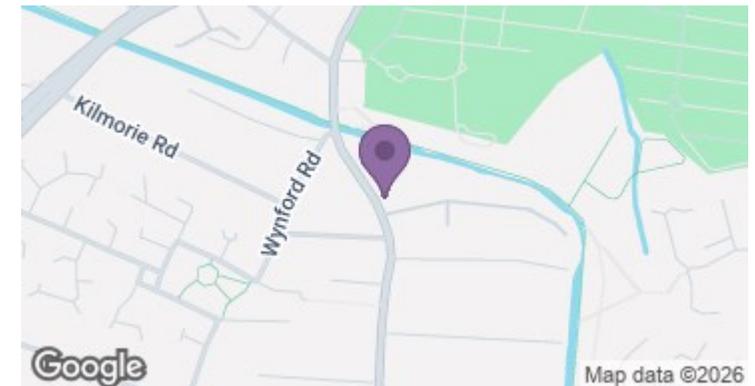
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

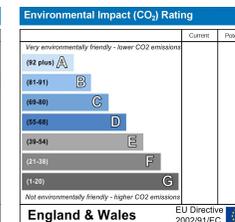
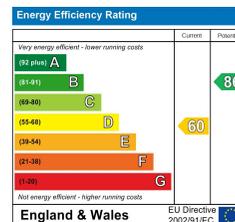
Viewings

Viewings are strictly by appointment only via Archer Bassett.



DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk