



Warwick Road, Olton, Solihull

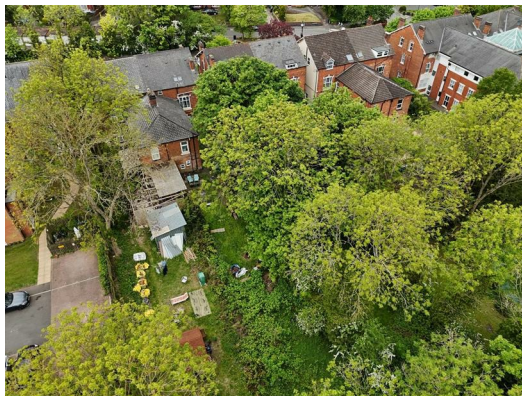
8 Bedroom House - Semi-Detached

£690,000



FOR SALE

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LETTINGS AND SALES



**** POTENTIAL RENTAL INCOME OF £59,700PA - YIELD OF 8.65% **** Archer Bassett are delighted to present a rare opportunity to acquire this substantial semi-detached, three storey period property located in Olton, Solihull which has been previously converted into 8 one bedroom self-contained flats. Most of the flats have been refurbished in recent years although minor cosmetic works would present an opportunity to maximise its potential return on investment. The property briefly comprises of the vast majority being uPVC double glazed, electric heating throughout, communal parking area to the front and gardens to rear. The property is well located with easy access to the city centre via the A41 or A45 and is within a few minutes walk of Olton train station.

Flat 1
Spacious open plan lounge/bedroom, ensuite with shower cubicle and kitchen with a range of wall and base units and integrated electric hob and oven.

Flat 2
Spacious open plan lounge/bedroom, ensuite with shower cubicle and kitchen with a range of wall and base units and integrated electric hob and oven.

Flat 3
Located at the rear, larger flat with open plan kitchen/lounge with modern kitchen to include integrated electric hob, oven and breakfast bar. A double bedroom and bathroom with shower cubicle, W/C and hand wash basin

Flat 4
First floor flat with living room, kitchen with integrated electric hob and oven, large bedroom and bathroom with bath, W/C and hand wash basin.

Flat 5
First floor flat, spacious open plan lounge/bedroom, ensuite with shower cubicle and kitchen with a range of wall and base units and integrated electric hob and oven.

Flat 6
First floor flat with open plan living room/ kitchen with integrated electric hob and oven, bedroom and bathroom with bath, W/C and hand wash basin.

Flat 7
Second floor flat with open plan living room/ kitchen with integrated electric hob and oven, bedroom and bathroom with shower, W/C and hand wash basin.

Flat 8
Second floor flat with living room, kitchen with integrated electric hob and oven, bedroom and bathroom with shower, W/C and hand wash basin.

Communal areas

Communal areas include a driveway to the front, communal hallways across

three floors, a cleaning cupboard located off the first floor hallway. There is a large basement space which is currently not being used and a large garden to the rear laid to lawn with patio area.

Investment Opportunity

8 x Tenanted one bed flats.
Rental income of £59,700pa
Yield of 8.65%
Solihull District Council

Tenure - Freehold

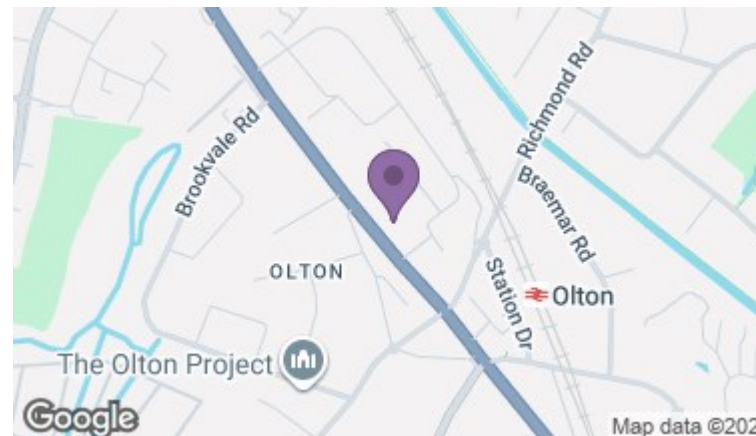
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

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.



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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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