



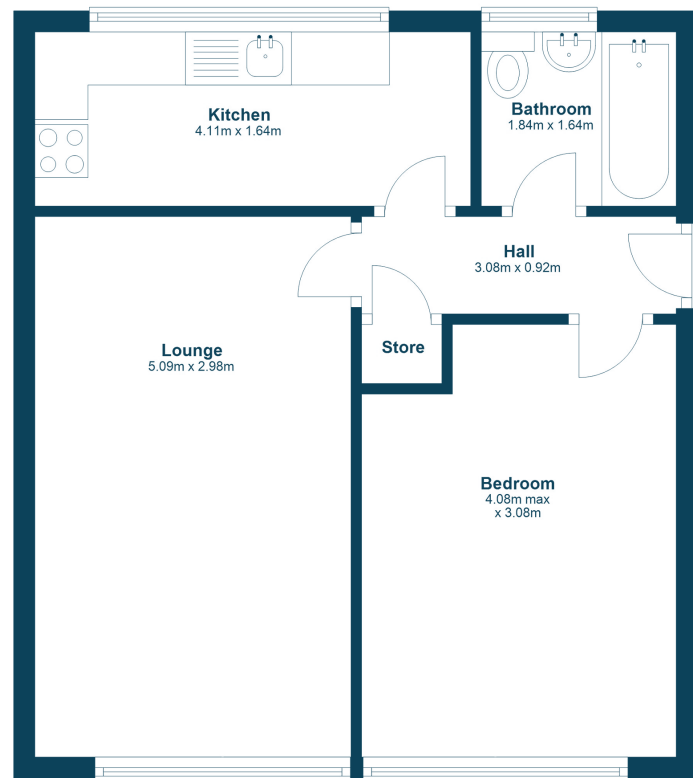
**To be sold via unconditional auction
(28-day immediate exchange)**



- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE AUCTION
(UNCONDITIONAL 28-DAY / IMMEDIATE EXCHANGE)**
- ✓ Bidding opens on Wednesday 3rd February at 12:00pm and closes on Tuesday 9th February at 12:00pm with a **GUIDE PRICE** of £40,000
- ✓ EPC Energy Rating 'C' (double-glazed, 150mm loft insulation, 5-year old combi boiler)
- ✓ Strong yield (13.5% gross) with up-to-date rent roll (confirmations available in legal pack)
- ✓ Solid lease (107 years remaining)
- ✓ Quiet and popular cul-de-sac location
- ✓ Good sized living room (163 sq ft) and bedroom (135 sq ft)
- ✓ Close to Ofsted-rated 'Good' schooling + a wide range of amenities
- ✓ Just over 20 minute drive from Birmingham City Centre with regular bus connections
- ✓ £10 annual ground rent and £150 bi-annual service charge



First Floor Flat



Property Particulars



Living Room
16.70ft x 9.78ft
(5.09m x 2.98m)



Kitchen
13.48ft x 5.38ft
(4.11m x 1.64m)



Bedroom
13.39ft x 10.10ft
(4.08m x 3.08m)



Bathroom
6.04ft x 5.38ft
(1.84m x 1.64m)



Gross Internal
Floor Area (approx.)
441 sq ft (41 sq m)

Overview

Constructed in the mid-1960s, this flat makes an excellent buy-to-let property investment. This flat has a tenant in-situ paying £449.97 pcm (representing a 13.5% gross yield based on the guide price). Rental payments are made on time direct from Universal Credit (DwP) (recent bank statements are available in the legal pack). The property has an Energy Performance Rating 'C' (fully double-glazed, 150mm loft insulation in pitched roof and a 5-year old combi boiler).

Description

Enter this first floor flat, via an off-road square / pleasant lawned front garden area and a short flight of stairs, into a wide 30 square foot hallway. To the immediate right is a 32 square foot bathroom with a 3-piece suite. Next to the bathroom is the well-proportioned and fully-fitted kitchen (73 square feet). To the immediate left is the good-sized bedroom (135 square feet). Straight ahead leads to the largest space in the flat, a 163 square foot lounge.



Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of C.

EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a C rating it must score 69-80 Standard Assessment Procedure points. 27.68% of properties lodged on to the UK Government's EPC Register are C rated.

Score Energy Rating

92+



81-91



69-80



55-68



39-54



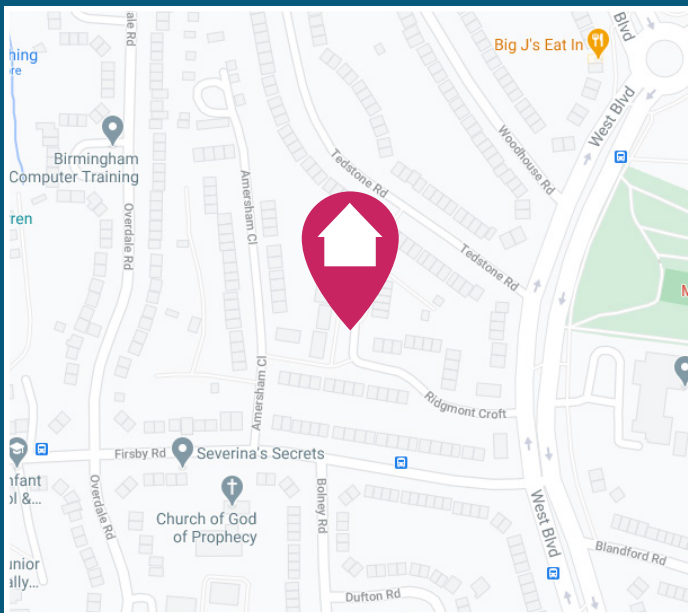
21-38



1-20



Location



The property is conveniently located close to a number of amenities including doctor's surgeries, multiple convenience stores / newsagents, allotment sites, well-reviewed takeaways, Harborne golf course and Woodgate Valley Country Park as well as Asda and Tesco supermarkets.

Birmingham City Centre is just over 20 minutes drive from the property and there are a number of regular bus connections.



Schools

- ✓ Woodhouse Primary Academy (Ofsted-rated 'Good') is 0.20 miles away
- ✓ World's End Junior School (Ofsted-rated 'Good') is 0.21 miles away
- ✓ World's End Infant + Nursery School (Ofsted-rated 'Good') is 0.21 miles away
- ✓ Keystone Children's Centre (Ofsted-rated 'Good') is 0.36 miles away
- ✓ Baskerville School (Ofsted-rated 'Good') is 0.71 miles away
- ✓ Hillcrest School + 6th Form (Ofsted-rated 'Good') is 0.72 miles away

More Information

- ✓ Auction Terms + Conditions
- ✓ Anti-Money Laundering (AML) Requirements
- ✓ Auction Legal Pack (registration required)
- ✓ Auction Buyer's Guide

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy

Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

Buyer Reservation Fee

A fee of £2,000 + VAT (non-refundable) will be due from winning bidder.