

Studley Road, Greenlands, Redditch, B98 7HL | £325,000  
Freehold Investment Opportunity



A rare opportunity to acquire a freehold investment of four self-contained flats, generating a combined yield of circa 7.5 - 8%, having undergone recent refurbishment, situated in Greenlands, Redditch.

The property is a traditional 1930s semi-detached house which has been extended and converted to comprise of four self-contained dwellings, each having undergone recent refurbishment with new kitchens, bathrooms and heating systems, further benefitting from brand new double glazing and having access to communal driveway and large rear garden.

The accommodation comprises: -

**FLAT A:**

Situated on the first floor, accessed via communal door with secure intercom entry. Currently vacant with an approximate rental of £600-650pcm. EPC Rating - D (registered in 2021)

**Lounge:**

14' 11" x 9' 8" (4.57m x 2.96m) max

**Kitchen:**

6' 5" x 10' 0" (1.96m x 3.07m) max

**Master Bedroom:**

8' 9" x 9' 11" (2.68m x 3.04m)

**Bedroom Two:**

6' 3" x 8' 2" (1.93m x 2.49m)

**Shower Room:**

5' 11" x 4' 11" (1.81m x 1.52m)

**FLAT B:**

Situated on the ground floor, occupying a front position with private front door entry. Currently vacant with an approximate rental of £500 - £550pcm. EPC Rating - D (registered in 2021)

**Kitchen:**

5' 1" x 6' 3" (1.55m x 1.91m)

**Sitting Room/ Lounge:**

14' 6" x 10' 4" (4.43m x 3.16m) max

**Shower Room:**

5' 7" x 5' 0" (1.71m x 1.53m)





**FLAT C:**

Situated on the ground floor, accessed via communal door with secure intercom entry. Currently vacant with an approximate rental of £500-550pcm. EPC Rating - C (registered in 2021)

**Lounge:**

9'9" x 11'10" (2.99m x 3.63m)

**Kitchen:**

8'9" x 5'10" (2.67m x 1.80m)

**Bedroom:**

6'7" x 9'11" (2.03m x 3.03m) max

**Shower Room:**

5'1" x 5'2" (1.55m x 1.58m)

**FLAT D:**

Situated on the ground floor to the rear of the property with private front door entry and benefitting from a brand new flat roof. Currently occupied achieving a rental of £400pcm. EPC Rating - E (registered in 2020)

**Lounge:**

9'10" x 7'4" (3m x 2.24m)

**Bedroom:**

9'11" x 6'6" (3.02m x 1.98m)

**Kitchen:**

10'6" x 5'2" (3.2m x 1.57m)



**Council Tax Band (per dwelling):** A

**Tenure:** Freehold

For more information on Studley Road or to arrange a viewing, please call the Redditch Office on 01527 540 654



# Studley Road, Redditch

## Ground Floor



## First Floor



Total Area Approx  
107.6 sq m  
1158 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

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