

ARKADE PROPERTY



44 Overbury Close,
Northfield, Birmingham, B31 2HD

New Price - Offers Over £80,000

Property Features

- CASH BUYERS & INVESTORS
- PURPOSE BUILT FIRST FLOOR MAISONETTE
- TWO GOOD SIZED BEDROOMS
- SPACIOUS
- BATHROOM
- DOUBLE GLAZING
- SHORT LEASE
- MODERNISATION REQUIRED
- NO CHAIN

Full Description

SUMMARY DESCRIPTION

The property is situated in a popular residential area and has a garage in a separate block, there is also on road parking for residents. Access to number 44 is via a shared access with number 42 and has a separate gate into the rear garden. The entrance door leads to stairs rising to first floor with double glazed window and loft access, and corridor leading to spacious lounge/diner, kitchen, two bedrooms and bathroom.

Location

The property is ideally situated for access to sought after local schools including The Meadows & St Brigid's Primary Schools, Shenley Academy Secondary School & Sixth Form together with Turves Green Boys' & Girls' Secondary School in West Heath. Regular road and rail public services are available with railway stations located in Longbridge and Northfield providing access to Birmingham City Centre with the M5, junction 4 and M42, junction 2 being readily accessible.

ENTRANCE HALL

Stairs rising to first floor accommodation

LANDING

Double glazed window to side aspect, loft access and doors to

LOUNGE/DINER

19' 10" x 14' 03" maximum measurement including recess 6.05m x 4.34m)

Double glazed window to front aspect, gas fire (untested), door to storage cupboard, doors to

KITCHEN

7' 09" x 7' 06" maximum including units (2.36m x 2.29m)



Double glazed window to side aspect, range of base and wall mounted units with rolltop work surfaces, stainless steel sink with drainer and mixer taps, recesses and plumbing for automatic appliances

BEDROOM ONE

12' 04" x 11' 02" (3.76m x 3.4m)

Double glazed window to front aspect

BEDROOM TWO

11' 01" x 11' 01" maximum including built in wardrobe (3.38m x 3.38m)

Double glazed window to rear aspect, built in wardrobe (recess)

BATHROOM

7' 10" max including door recess x 5' 05" (2.39m x 1.65m)

Obscured double glazed window to rear aspect, white suite comprising bath with shower, low level wc, pedestal hand wash basin, complimentary tiling

REAR GARDEN

Paved patio area and laid mainly to lawn with panel and wire fencing, mature trees and shrubs.

TENURE - LEASEHOLD

The sellers have advised that there are approx 44 years remaining. Prospective buyers are advised to confirm this with appointed solicitors. There is no service charge but a ground rent of £50 per annum paid half yearly

Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

RENTAL POTENTIAL

The property is being sold with a short lease and in need of



modernisation.

Based on a property value of £100,000 and a monthly rental income of £795 you could expect a 9.54% rental yield. Please note this figure does not include costs for the remedial work or lease extension costs or additional fees for management fees (if fully managed) or annual repair costs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements