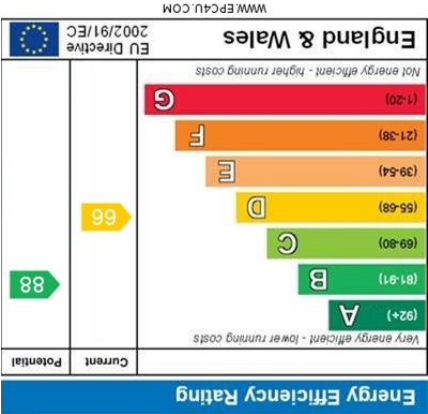


The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

**LEGAL READY**

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- INVESTORS - TENANTED PROPERTY OF SALE
- GREAT SIZED SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM WITH BATH

Goosemoor Lane, Birmingham, B23 5PN

£230,000





## Property Description

Brilliant Buy-to-Let Opportunity – Tenanted 3-Bedroom Semi-Detached Home on Goosemoor Lane, Erdington (B23 5PN)!

Investors, this one's for you! Secure a fantastic, income-producing property with this spacious three-bedroom semi-detached house, perfectly positioned on the ever-popular Goosemoor Lane. With long-term tenants already in place, this is a ready-made investment offering instant returns from day one. Inside, the property offers:

- Three well-sized bedrooms attracting strong rental demand
- A bright, welcoming lounge ideal for family living
- Separate dining room leading to garden
- A generous kitchen with great functionality
- Family bathroom
- Sizeable rear garden providing valuable outdoor space
- Off-road parking

Located in a well-established residential area close to transport links, schools, parks, and local amenities, this home continues to appeal to reliable tenants year after year.

With tenants in situ, this is a smooth, hassle-free purchase with immediate rental income—a smart addition to any growing portfolio.

Opportunities like this are snapped up quickly.

Act fast and secure this exciting investment today!

TO THE FRONT Having garden with small wall and path to :-

PORCH Having double glazed doors to front, front door into :-

HALL Having radiator, stairs to first floor, understairs housing gas central heating boiler.

FRONT RECEPTION ROOM 11' 10" x 11' 3" (3.61m x 3.43m) Having double glazed bay window to front, radiator, carpeted and fireplace.

REAR RECEPTION ROOM 11' 9" x 10' 9" (3.58m x 3.28m) Having radiator, carpeted flooring, patio door to rear garden and fireplace.

KITCHEN 8' 8" x 6' 6" (2.64m x 1.98m) Having radiator, lino floor, a range of wall and base units with fitted oven, electric hob, sink and door to:-

UTILITY ROOM 9' 9" x 6' 8" (2.97m x 2.03m) Having door to WC/storage and door to garden.

LANDING Approached via carpeted stairs, single glazed window and doors to bathroom and bedrooms and access to loft.

BATHROOM 8' 9" x 6' 6" (2.67m x 1.98m) Having lino flooring, radiator, bath, wash hand basin, WC and separate shower with electric shower, double glazed window overlooking the rear.

BEDROOM ONE 11' 9" x 11' 4" (3.58m x 3.45m) Having radiator, double glazed bay window to front, carpeted flooring.

BEDROOM TWO 11' 9" x 10' 9" (3.58m x 3.28m) Having radiator, double glazed window overlooking rear, carpeted flooring.

BEDROOM THREE 7' 6" x 6' 0" (2.29m x 1.83m) Having radiator, double glazed window to front, carpeted flooring.

REAR GARDEN Having lawn and fenced boundaries.

Council Tax Band B Birmingham City Council

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas Central Heating  
Sewerage - Mains

Flood Risk  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
EE, O2, Three, Vodafone - Good outdoor and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- N/A

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991