

LEGAL READY

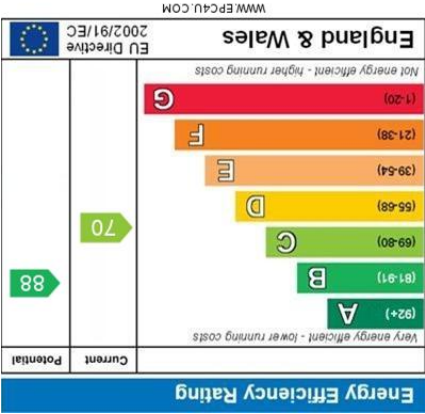
"How does this help me?"

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.

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.



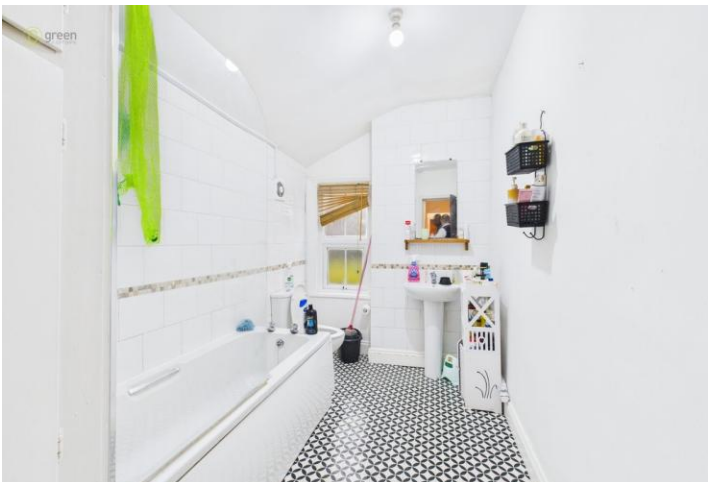
Boldmere | 0121 321 3991



- INVESTORS - TENANATED PROPERTY FOR SALE
- MID TERRACED PROPERTY
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- BATHROOM WITH BATH
- FITTED KITCHEN

South Road, Erdington, Birmingham, B23 6EH

£190,000



Property Description

Exciting Investment Opportunity – Tenanted 2-Bedroom Mid-Terrace in Erdington (B23 6EH)!
Discover a fantastic addition to your property portfolio with this well-presented, tenant-occupied mid-terraced home on the ever-popular South Road, Erdington. Offering immediate rental income and strong long-term potential, this is an opportunity not to be missed! Inside, the property boasts:

- Two spacious reception rooms – perfect for flexible living or entertaining
- Two comfortable double bedrooms
- A well-kept fitted kitchen
- A modern family bathroom
- Private rear garden ideal for outdoor enjoyment

Situated in a highly convenient location close to transport links, local shops, parks, and schools, this property appeals strongly to renters-making it a secure and reliable investment. With tenants already in place, you can enjoy a seamless, hassle-free purchase and instant returns.

A brilliant buy-to-let opportunity bursting with potential.

Enquire now to secure this exciting investment!

HALLWAY Under stairs storage.

LOUNGE 11' 2" x 11' 3" (3.4m x 3.43m) Carpeted, radiator, bay window.

DINING ROOM 11' 11" x 11' 3" (3.63m x 3.43m) Carpeted, radiator, window, stairs to first floor and carpeted landing.

KITCHEN 11' 10" x 6' 4" (3.61m x 1.93m) Lino flooring, boiler, fitted units, oven and hob, two windows, door to garden.

GARDEN Paved area, outside storage and lawn.

BEDROOM ONE 11' 3" x 11' 4" (3.43m x 3.45m) Carpeted, radiator, window.

BEDROOM TWO 12' 1" x 8' 3" (3.68m x 2.51m) Carpeted, radiator, window, door to above stairs storage.

BATHROOM 11' 1" x 6' 6" (3.38m x 1.98m) Lino flooring, built-in storage, bath, wink and wc, window.

Council Tax Band A - Birmingham

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, Three and Vodafone - Good outdoor, variable in-home
O2 - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available

upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 234 Mbps. Highest available upload speed 35 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.
Networks in your area:- Openreach, Virgin Media, CityFibre

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.

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