



33 SEFTON ROAD

EDGBASTON, BIRMINGHAM, B16 9DR

£430,000
FREEHOLD

Fully licensed and compliant HMO property | Prime Edgbaston location | 9% Gross Yield | Generously sized bedrooms all with en-suites | 1,647 Square Foot | Popular rental area with consistent tenant demand | Excellent transport links | Easy access to local amenities | Super-fast Internet | Double glazing throughout | Gas central heating with NEST smart heating controls

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33 Sefton Road, Birmingham B16 9DR



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

All fire safety features indicated on the plan were present at the property at the time of inspection. It has been presumed that they are all as working order but it is advised to do your own formal testing before entering into any contract.

This floor plan was provided by www.EPCfloorplanBirmingham.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements