

FREEHOLD



House - Mid Terrace

46 EXETER ROAD, BIRMINGHAM, B29 6EU

Asking price

£530,000

FEATURES

- Tenanted For 2026-2027
- Prime Student Location
- 6 Large Bedrooms With En-Suites
- Certificate Of Lawfulness & HMO Licence
- Achieving £40,559 Per Annum
- Turnkey Investment Opportunity
- Superior Specification Exceeding Industry Norms



6 Bedroom House - Mid Terrace located in Birmingham

****TENANTS IN SITU FOR 2026–2027 – HMO LICENCE & CERTIFICATE OF LAWFULNESS IN PLACE****

Swift Property is delighted to present this excellent investment opportunity at 46 Exeter Road, ideally positioned in the heart of Selly Oak—one of Birmingham’s most sought-after locations for student accommodation. Extending to approximately 1,485 sq ft, this spacious HMO comprises six generously sized bedrooms, each benefiting from its own private en-suite bathroom, providing tenants with both comfort and convenience.

The property has been finished to a modern standard throughout, featuring contemporary fittings and low-maintenance interiors designed to appeal strongly to the student market. Each bedroom provides a good level of privacy, while the shared communal areas create a welcoming and sociable living environment. The well-planned layout and quality specification make this an attractive, low-maintenance investment for those seeking a reliable, high-yielding asset.

The property is currently fully let and produces a strong rental income, with tenancies secured through to June 2027. Situated within Selly Oak’s renowned ‘Golden Triangle’, the property is just a short walk from the University of Birmingham, ensuring consistently strong demand from students year after year.

Residents also benefit from excellent access to a wide range of local shops, cafés, amenities and transport links, making this a highly convenient location. Combining a prime student location, secure rental income and high-quality accommodation, 46 Exeter Road represents a compelling opportunity for any property investor looking to strengthen their portfolio.

Call us on

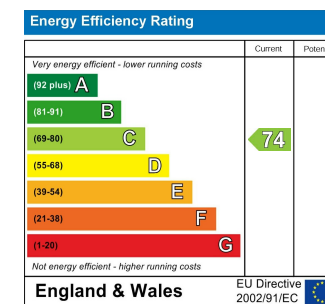
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Council Tax Band

B



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 are advised to recheck the measurements.

