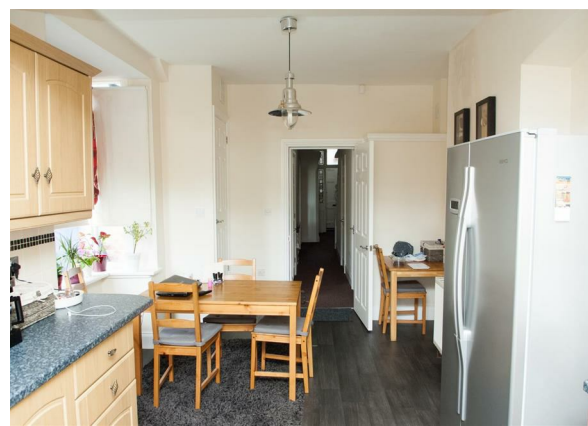
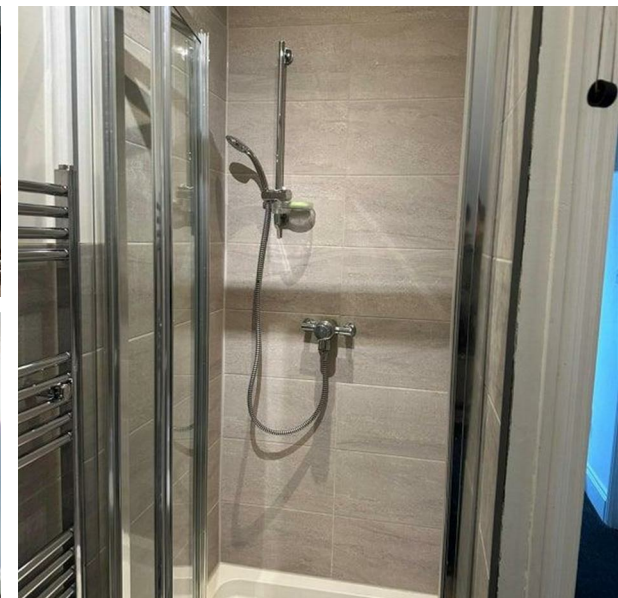


Gillott Road, Birmingham, B16 0ES

Offers Around £425,000

Council Tax Band: C



Open House Edgbaston are pleased to present this investment property semi detached 6 bed HMO in Edgbaston.

A fully tenanted six bed licenced HMO in a prime location only 2.3 miles to Birmingham City Centre, 1.5 miles to Five Ways Island, 1 mile from Birmingham City Hospital and 1 mile from the New Midland Metropolitan Hospital. Potential to increase to 7 bed HMO STPP.

Briefly comprising of central heating, part double glazing, large garden, fully tenanted for continued income (subject to tenancy retention and transfer to new landlord). Tenure: Freehold. * N.B. Some photos used in marketing were taken before tenants took occupation.

On the ground floor we have 1 double bedroom, communal lounge, shower room and kitchen diner. Shower room that consists of a shower, toilet and hand basin.

On the first floor we have the 2 double rooms, 1 large double bath and shower room. Bathroom room that consists of a bath, separate shower cubicle, hand basin & toilet.

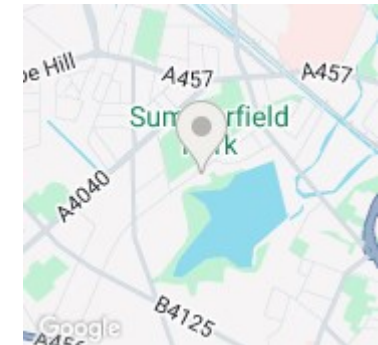
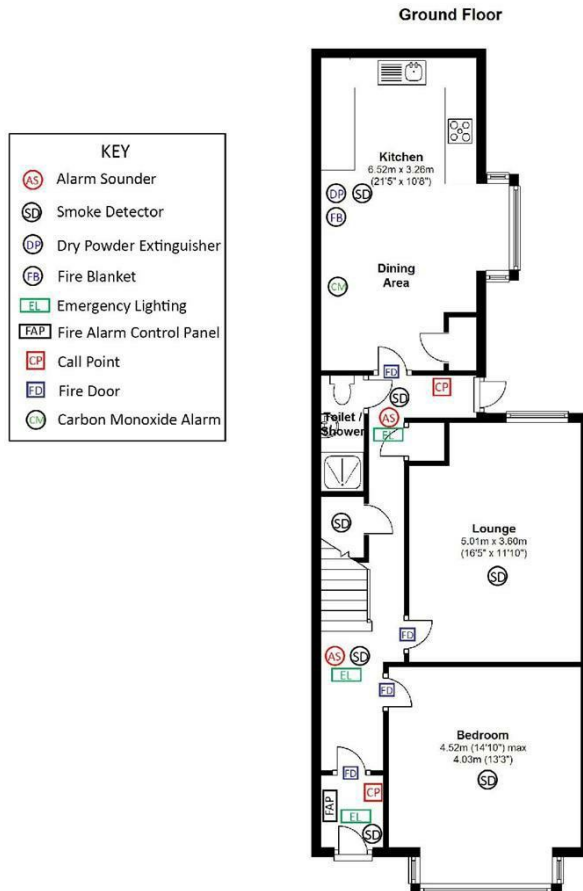
On the second floor we have the remaining 2 double rooms, Bathroom & separate WC. Bathroom room that consists of a bath, separate shower cubicle, hand basin & toilet. WC consist of hand basin and toilet.

The rooms come fully furnished and are rented with all bills included.

Rental Income:
Room 1: £600 pcm
Room 2: £575 pcm



Open House Edgbaston



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	