



**31 Prospect Hill, Redditch, B97 4BS**  
**Offers In The Region Of £465,000**



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### Property Overview

Prime Seven-Bedroom Investment Property

A substantial seven-bedroom, seven-ensuite detached property set on a generous plot in a highly desirable location with a private driveway and attractive leafy surroundings.

The property offers approximately 1,754 sq. ft. of well-configured accommodation and is ideally suited to investors, currently achieving a gross income of £4,275 PCM (£51,300 per annum).

Accommodation includes a modern open-plan living and kitchen area, additional utility and storage spaces, and seven well-proportioned en-suite bedrooms arranged over two floors, providing excellent rental appeal.

### Rental Breakdown

Rm A £600  
Rm B £575  
Rm C £600  
Rm D £600  
Rm E £600  
Rm F £650  
Rm G £650

Total monthly gross rental : £4,275

Total yearly gross income : £51,300

### Fees & Reservation

Genie Homes pride ourselves on our simple and secure buying process.

This sale is subject to a 2% plus VAT Buyers Fee and this is based on the agreed sale price. Minimal fee £2,500+VAT

Please contact us to arrange a viewing. We will ask you to provide proof of funds and photographic identification prior to attending, to make sure we cause minimal disruption to any tenants that may reside at the property.

Once you have viewed the property, we will ask you for feedback.

If you make an offer and it is accepted, the full 2% plus VAT is then applicable in order to take the property off the market.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgageability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know

that buyers are serious.

All of these elements provide peace of mind from the outset, along with our personal and proactive approach.

We look forward to hearing from you soon.

#### **Disclaimer**

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if

measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

#### **TENURE**

Freehold

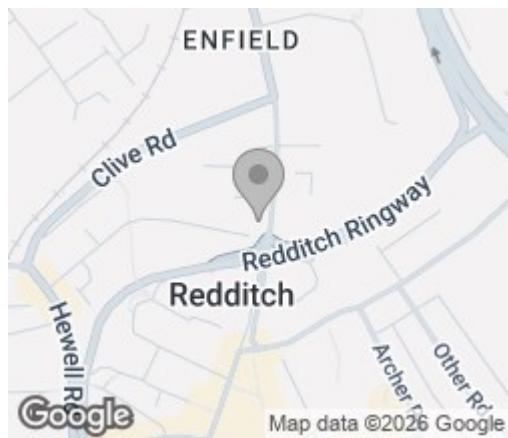
#### **POSSESSION**

Tenanted (AST) Working Professionals

#### **VIEWING**

Viewing strictly by appointment through Genie Homes





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 74                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         | 51                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
|   |         |                         |

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