

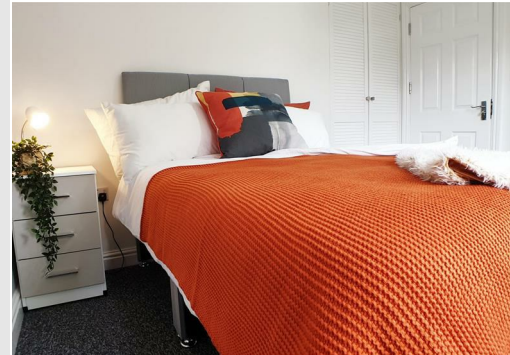


**354 Court Oak Road, Birmingham, B32 2EB**  
**Offers In The Region Of £390,000**

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# 354 Court Oak Road, Birmingham, B32 2EB Offers In The Region Of £390,000



## Property Overview

### Key Highlights:

Spacious extended semi-detached property

Six bedrooms & four bathrooms

Prime Harborne Village location

No onward chain

Off-road parking for up to six cars

Strong rental return: £3,200 pcm / £38,400 pa

Includes Certificate of Lawfulness

High-demand location near QE Hospital

Viewing is highly recommended to fully appreciate the potential of this exceptional investment opportunity.

Please be aware that the photographs are for illustration purposes only and reflect the property shortly after its initial refurbishment.

## Area Description

Quinton / Harborne is a vibrant suburban gem in Birmingham, just five miles from the bustling city centre yet offering a refreshing sense of space and community. Bordering the popular areas of Halesowen, Warley, and Harborne, Quinton blends suburban calm with superb connectivity, making it one of Birmingham's most appealing places to live and invest.

Once a quaint village surrounded by rolling farmland, Quinton has evolved into a thriving residential hotspot. Its charming mix of characterful Victorian terraces, classic 1930s semis, and solid 1950s homes gives the area a unique architectural personality that appeals to families, professionals, and long-term residents

alike.

Nature lovers will especially appreciate Quinton Meadows, a stunning local nature reserve offering tranquil walking trails, open green spaces, and wildlife-rich scenery—perfect for weekend strolls and outdoor relaxation just moments from home.

With excellent transport links, a strong community spirit, and a wealth of nearby amenities, Quinton offers the ideal balance of suburban serenity and urban convenience—making it an exciting and ever-popular destination for buyers, renters, and investors.

## Rental Breakdown

Rm 1 - £525

Rm 2 - £450

Rm 3 - £450

Rm 4 - £475

Rm 5 - £550

Rm 6 - £750

Monthly gross income £ 3,200

Annual gross Income £38,400

## Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

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

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 mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

**Disclaimer**

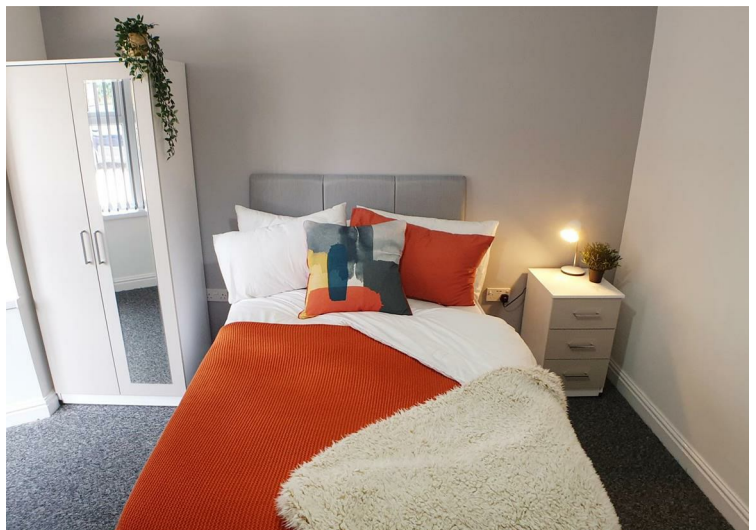
Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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,

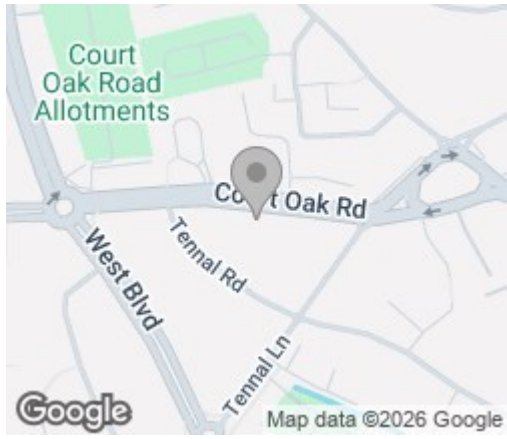
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TENURE  
Freehold

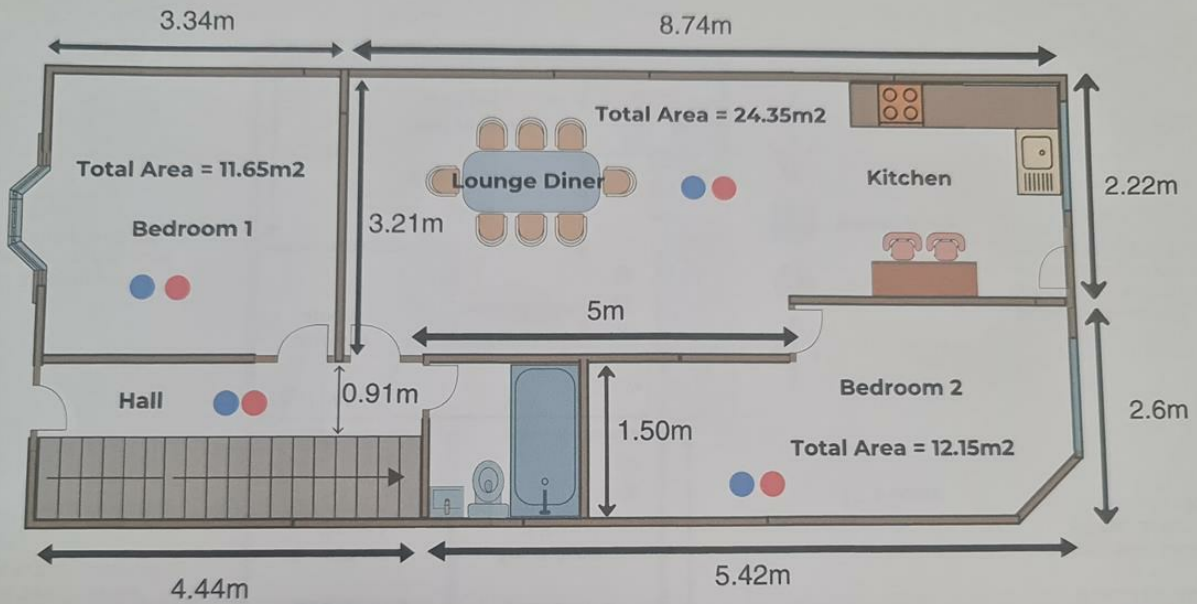
POSSESSION  
Tenant occupied

VIEWING  
Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Make both circles same size as the dots in the plan i.e. smaller and ensure they are the same size



**Ground Floor**

Make all dimensions have two decimal places e.g. 2.6 should be 2.60

Text remains same size

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