



## 2 Farm Close, Solihull, B92 9ES Offers In The Region Of £510,000



\*\*\* NEW INSTRUCTION \*\*\*

Genie Homes are excited to represent Farm Close – Prime 7-Bed HMO Investment | £53,640 Annual Income

A superb, 7-bedroom HMO in a sought-after location near Elmdon Park and Jaguar Land Rover, generating £53,640 gross annual rent. Fully tenanted with all rooms let on individual ASTs (bills included), this turn-key investment has been extensively upgraded to a premium standard.

Includes:

7 bedrooms (5 en-suites), 1 shared bathroom



**Property Description**

Farm Close – Exceptional 7-Bed HMO Investment Property in Prime Location Farm Close presents a rare opportunity to acquire an outstanding and meticulously presented 7-bedroom HMO investment property, ideally situated in one of the most desirable locations in the region. Currently generating a gross annual rental income of £53,400, this high-yield investment has undergone significant improvements under the current ownership, resulting in a property that truly stands out in quality and finish.

Each bedroom is let individually on a six-month Assured Shorthold Tenancy (AST), which then rolls into a monthly periodic tenancy. All bills are included, along with 500mb Virgin Business fibre broadband, ensuring a highly attractive offer for tenants and a fully operational turn-key investment for landlords.

**Accommodation Overview**

**Ground Floor:**

Welcoming entrance hallway with staircase to the first floor

Downstairs WC

Bedroom 1 (Shared bathroom) – front-facing aspect

Stylish, fully equipped modern kitchen/diner

Bedroom 2 – en-suite with front aspect

Generously sized lounge with comfortable carpeting

Situated on a corner plot with a private, spacious rear garden

**First Floor:**

Bedroom 3 – shares bathroom with Bedroom 1

Bedroom 4 – en-suite

Bedroom 5 – en-suite with rear aspect

Bedroom 6 – en-suite with front aspect

Additional shared bathroom

Staircase leading to Bedroom 7 – en-suite with rear aspect

In total, the property offers six further bedrooms, four with private en-suites, and a separate shower room that serves Bedrooms 1 and 3. Bathrooms have been luxuriously finished, many featuring high-end fixtures from Ripples and Burgbad units, ensuring premium quality throughout.

**External Features:**

In-and-out driveway with ample parking

Manicured rear garden providing additional privacy

Off-street parking for 3–4 vehicles

**Location:**

Set on a private road adjacent to the scenic Elmdon Park, this property enjoys an enviable location near Jaguar Land Rover, with convenient access to green spaces, transport links, and key amenities.

Solihull: 3.3 miles

Birmingham City Centre: 16.1 miles

Olton Train Station: 15-minute walk

Easy access to M40, M42, M6, and M5 motorways

Close to Birmingham International Airport (3.4 miles) – direct trains to London Euston and Birmingham

Near Touchwood Shopping Centre and a wide selection of bars, restaurants, and golf courses including Olton Golf Club

**Summary:**

This is a premium, ready-made investment opportunity in an area of consistently high demand. Early viewing is highly recommended to fully appreciate the quality, space, and income potential of this exceptional HMO property.

**Rental Breakdown**

Current Rents Received –

Room 1 – £540

Room 2 – £685

Room 3 – £525

Room 4 – £685

Room 5 – £685

Room 6 – £675

Room 7 – £675

Gross Monthly Rent - £4,470  
Gross Annual Rent - £53,640

**Area Description - Solihull**

Solihull is a town in the West Midlands region of England. It is located approximately 8 miles southeast of Birmingham city centre and is easily accessible by public transport, including buses and trains.

Solihull has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Brueton Park and the Tudor Grange Park. The town has a number of cultural and recreational facilities, including the Solihull Arts Complex and the National Motorcycle Museum.

In terms of transport links, Solihull is well-connected to the rest of the region and beyond. It has its own railway station, which provides regular services to Birmingham city centre and other destinations in the West Midlands region. The town is also served by a number of bus routes, which provide connections to other parts of the West Midlands and beyond. Solihull is located just off the M42 motorway, which provides easy access to the rest of the country.

**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:

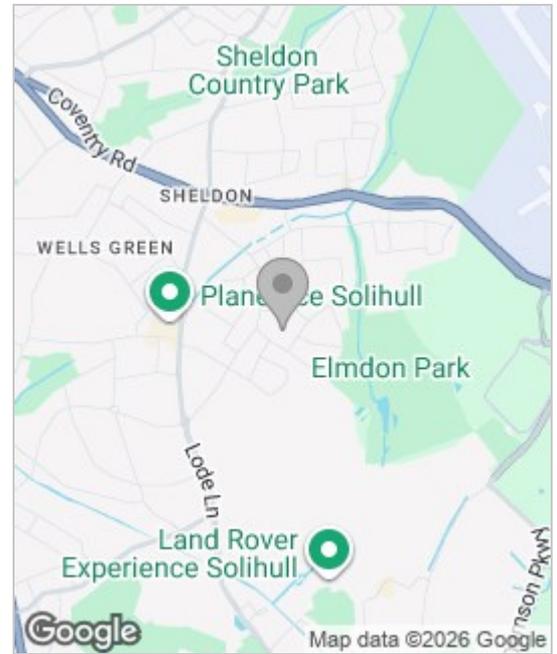
- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- 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, 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



Total floor area: 180.6 sq.m. (1,944 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. We do not warrant, guarantee, or accept liability for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</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	

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