



BIRMINGHAM PORTFOLIO

HOUSES IN
MULTIPLE OCCUPATION





A COLLECTION OF 15 HOUSES IN MULTIPLE OCCUPATION SITUATED IN BIRMINGHAM, WEST MIDLANDS.

- Comprised of 1182 letting rooms.
- All relevant properties are let to working professional tenants on 6 or 12 month Room Only Assured Shorthold Tenancy Agreements.
- An outsourced management option is also available post purchase upon request.
- The freehold interest of the property is to be made available for sale as a whole by private treaty.

CUMULATIVE
RENT
£551,472

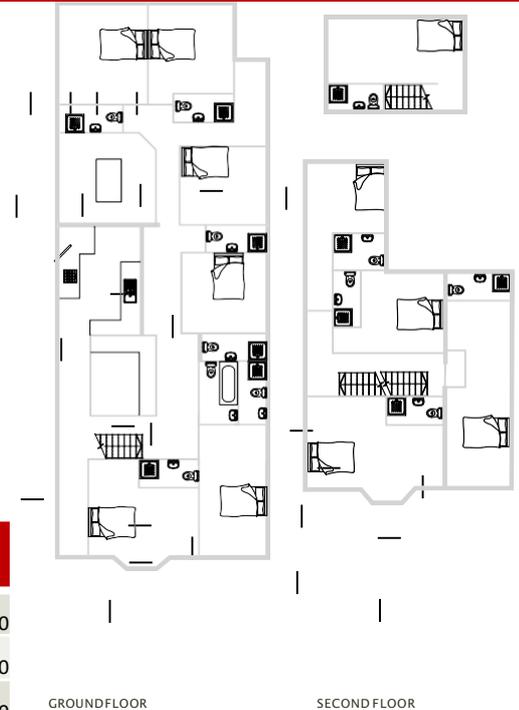
RENT
EXCLUDING
BILLS
£492,348

CUMULATIVE
NET RENT
£385,523

2 FRANCIS ROAD, ACOCKS GREEN, B27 6LX

PROPERTY

- 11 bedroom house.
- The house comprises a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room and all of the rooms have a kitchenette.
- This house also has a separate utility room with washing machine as well as a communal dining with a TV.
- There is also a communal dining area with a TV.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rooms are fully let to working professional tenants on room only ASTs.
- Ample on road parking available.



Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£430	£5,160
2	Double, en suite , kitchenette	£425	£5,100
3	Double, en suite , kitchenette	£400	£4,800
4	Double, en suite , kitchenette	£438	£5,256
5	Double, en suite , kitchenette	£437	£5,244
6	Double, en suite , kitchenette	£440	£5,280
7	Double, en suite , kitchenette	£450	£5,400
8	Double, en suite , kitchenette	£400	£4,800
9	Double, en suite , kitchenette	£495	£5,940
10	Double, en suite , kitchenette	£380	£4,560
11	Double, en suite , kitchenette	£470	£5,640
Gross Rent (inc bills)		£4,765	£57,180
Expenditure	Water, TV, broadband, energy, council tax	- £4,320	£4,320
Gross Rent (exc bills)			£52,860

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished



LOCATION

- Close to Acocks Green Rail Station (0.34 miles)
- Approximately 6.5 miles from the M6 (junction 5)
- Approximately 3.9 miles to the M42 (junction 5)
- C. 3.99 miles south east of the centre of Birmingham
- C.13.37 miles west of the centre of Coventry
- 10 minutes by train from Birmingham city centre.



**RENOVATED
HMO FOR RENT**
2 Francis Rd
B27 6LX

35 DEAN ROAD, ERDINGTON, B23 6QE

PROPERTY

- 7 bedroom house.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room and all of the rooms have a kitchenette.
- Newly refurbished to an extremely good standard.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent Includes all Utility Bills.
- Rooms are fully let to working professional tenants on Room

Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£437	£5,244
2	Double, en suite , kitchenette	£380	£4,560
3	Double, en suite , kitchenette	£500	£6,000
4	Double, en suite , kitchenette	£400	£4,800
5	Double, en suite , kitchenette	£375	£4,500
6	Double, en suite , kitchenette	£372	£4,464
7	Double, en suite , kitchenette	£420	£5,040
Total (inc bills)		£2,884	£34,608
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£30,948

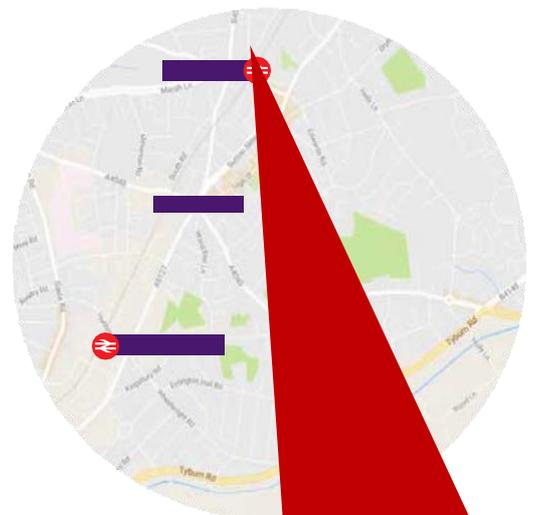


Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



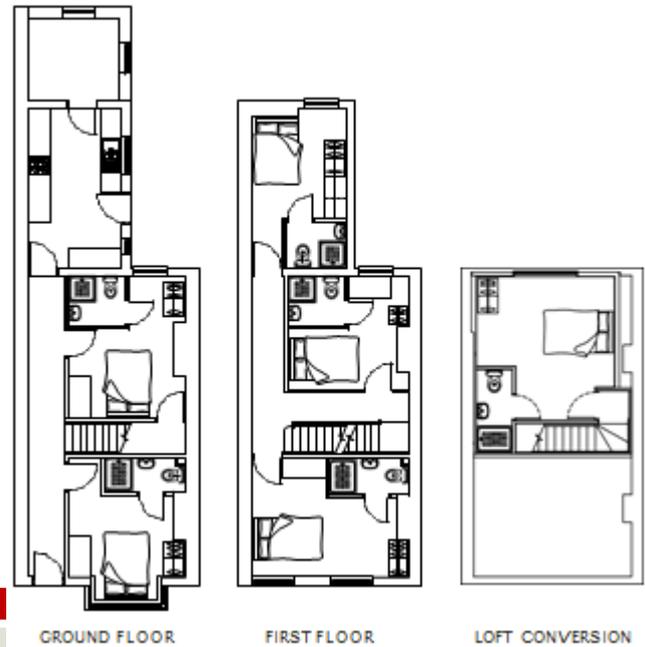
**RENOVATED
HMO FOR RENT**
35 Dean Rd
B23 6QE



42 MERE ROAD, ERDINGTON, B23 7LH

PROPERTY

- 6 bedroom property.
- This house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new ensuite shower room and 5 of the rooms have a kitchenette.
- The large double rooms have a double bed, wardrobe, chest drawer and bed sidetable.
- Rooms are fully let to working professional tenants on room only ASTs.



Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£362	£4,344
2	Double, en suite , kitchenette	£425	£5,100
3	Double, en suite , kitchenette	£450	£5,400
4	Double, en suite , kitchenette	£400	£4,800
5	Double, en suite , kitchenette	£300	£3,600
6	Double, en suite , kitchenette	£375	£4,500
Total (inc bills)		£2,312	£27,744
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£24,084

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.

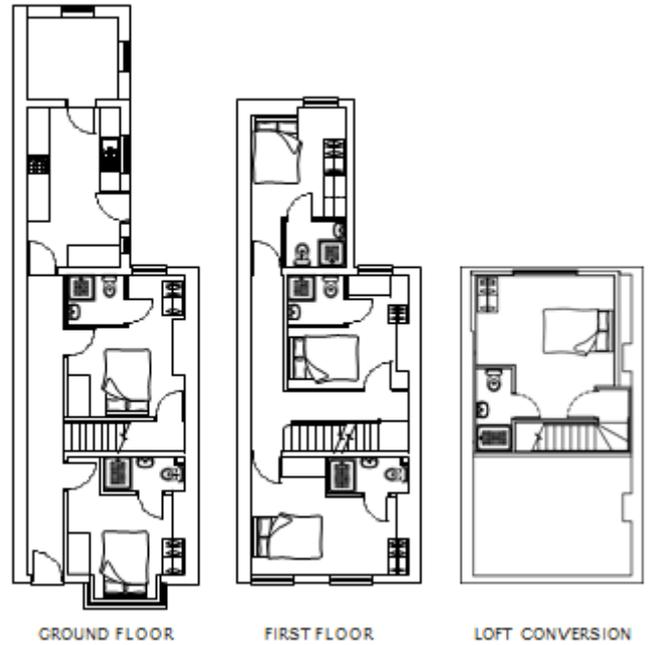


**RENOVATED
HMO FORRENT**
42 Mere Road
Erdington
B23 7LH

45 MERE ROAD, ERDINGTON, B23 7LH

PROPERTY

- 6 bedroom property.
- This house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new ensuite shower room and 5 of the rooms have a kitchenette.
- The large double rooms have a double bed, wardrobe, chest drawer and bed sidetable.
- Rooms are fully let to working professional tenants on room only ASTs.



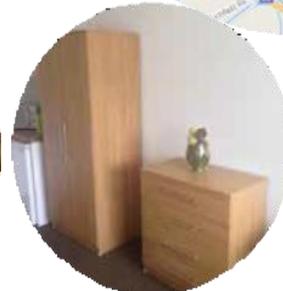
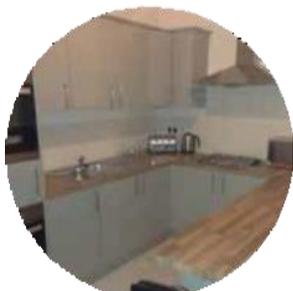
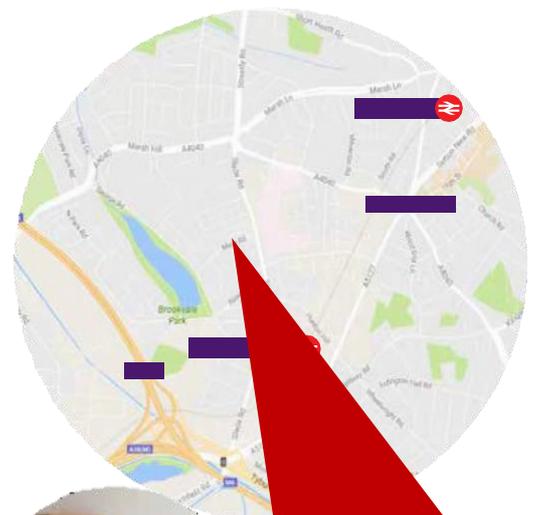
Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£320	£3,840
2	Double, en suite , kitchenette	£340	£4,080
3	Double, en suite , kitchenette	£375	£4,500
4	Double, en suite , kitchenette	£375	£4,500
5	Double, en suite , kitchenette	£400	£4,800
6	Double, en suite , kitchenette	£430	£5,160
Total (inc bills)		£2,240	£26,880
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£23,220

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



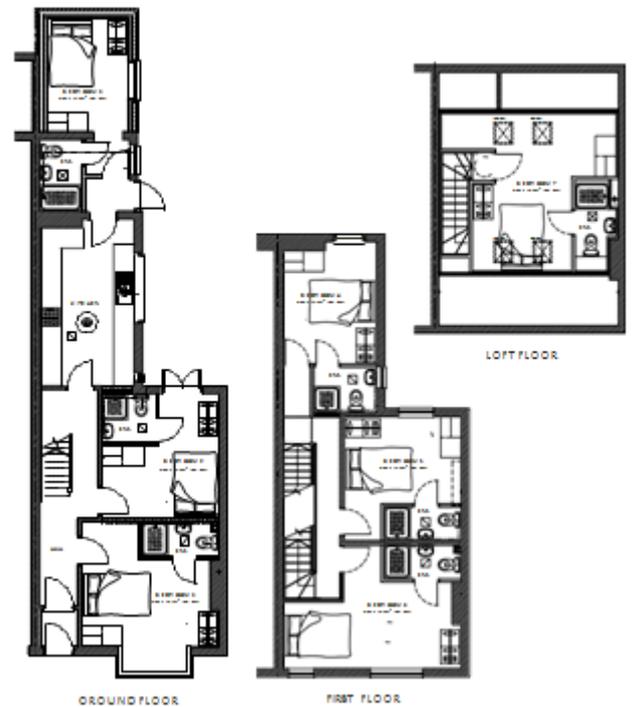
**RENOVATED
HMO FORRENT**
45 Mere Road
Erdington
B23 7LH

61 SHORTEATH ROAD, ERDINGTON, B23 6JY

PROPERTY

- 7 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room and all of the rooms have a kitchenette.
- Newly refurbished to an extremely good standard.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent includes all utility bills.

Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£430	£5,160
2	Double, en suite , kitchenette	£425	£5,100
3	Double, en suite , kitchenette	£400	£4,800
4	Double, en suite , kitchenette	£437	£5,244
5	Double, en suite , kitchenette	£412	£4,944
6	Double, en suite , kitchenette	£462	£5,544
7	Double, en suite , kitchenette	£200	£2,400
Total (inc bills)		£2,766	£33,192
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£29,532



Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



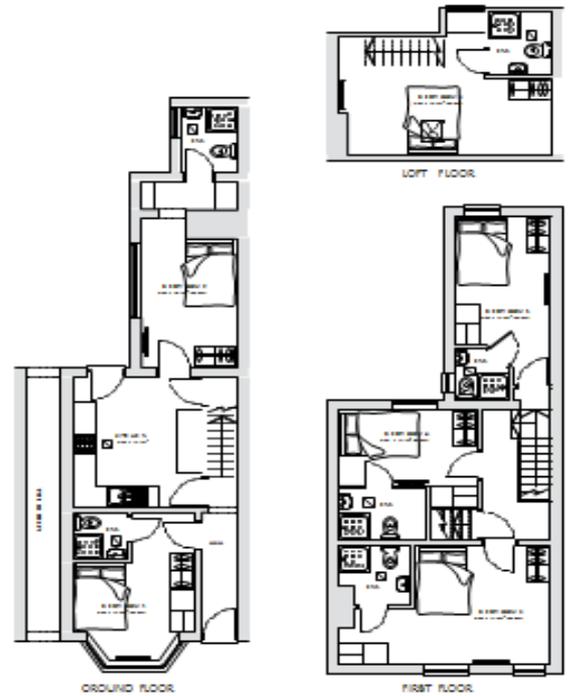
**RENOVATED
HMO FOR RENT**
61 Shortheath Rd
B23 6JY

74 NEWMAN ROAD, ERDINGTON, B24 9AQ

PROPERTY

- 6 bedroom property
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room and all of the rooms have a kitchenette. Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only ASTs.

Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£400	£4,800
2	Double, en suite , kitchenette	£425	£5,100
3	Double, en suite , kitchenette	£412	£4,944
4	Double, en suite , kitchenette	£387	£4,644
5	Double, en suite , kitchenette	£437	£5,244
6	Double, en suite , kitchenette	£500	£6,000
Total (inc bills)		£2,561	£30,732
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£27,072

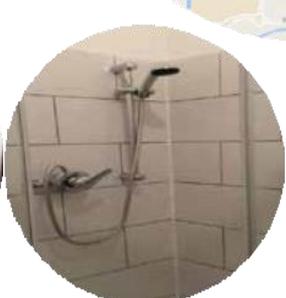
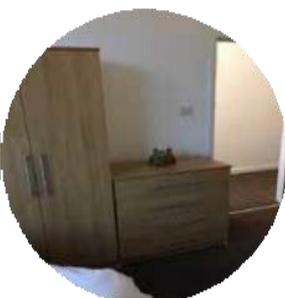
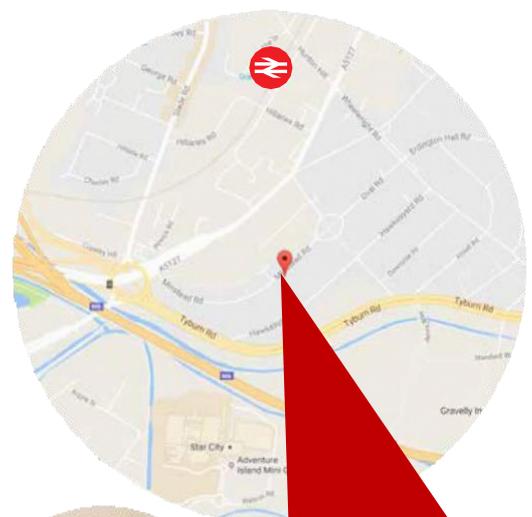


Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



**RENOVATED
HMO FOR RENT**
74 Newman Rd
B24 9AQ

93 MINSTEAD ROAD, ERDINGTON, B24 9AQ

SPECIFICATION

- 6 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room and all of the rooms have a kitchenette.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only AST's.



Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£407	£4,800
2	Double, en suite , kitchenette	£437	£5,100
3	Double, en suite , kitchenette	£400	£4,944
4	Double, en suite , kitchenette	£487	£4,644
5	Double, en suite , kitchenette	£450	£5,244
6	Double, en suite , kitchenette	£450	£6,000
Total (inc bills)		£2,631	£31,572
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£27,912

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



**RENOVATED
HMO FOR RENT**
93 Minstead Rd
B24 8PR

100 COURT LANE, ERDINGTON, B23 5RE

PROPERTY

- A 6 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room.
- Newly refurbished to an extremely good standard. Televisions are included some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed sidetable.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only AST's.



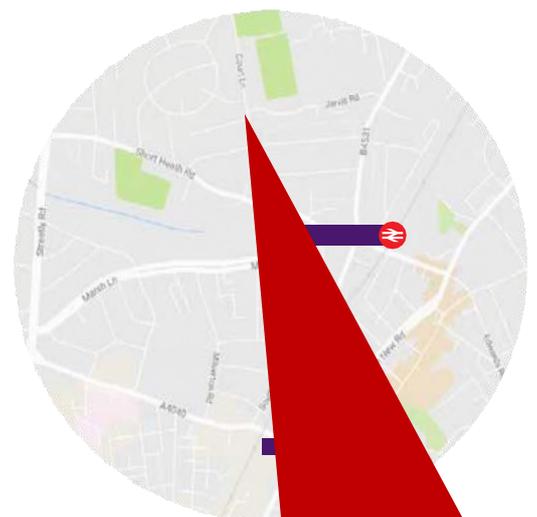
Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£300	£4,800
2	Double, en suite , kitchenette	£380	£5,100
3	Double, en suite , kitchenette	£475	£4,944
4	Double, en suite , kitchenette	£475	£4,644
5	Double, en suite , kitchenette	£500	£5,244
6	Double, en suite , kitchenette	£500	£6,000
Total (inc bills)		£2,630	£31,560
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£27,900

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



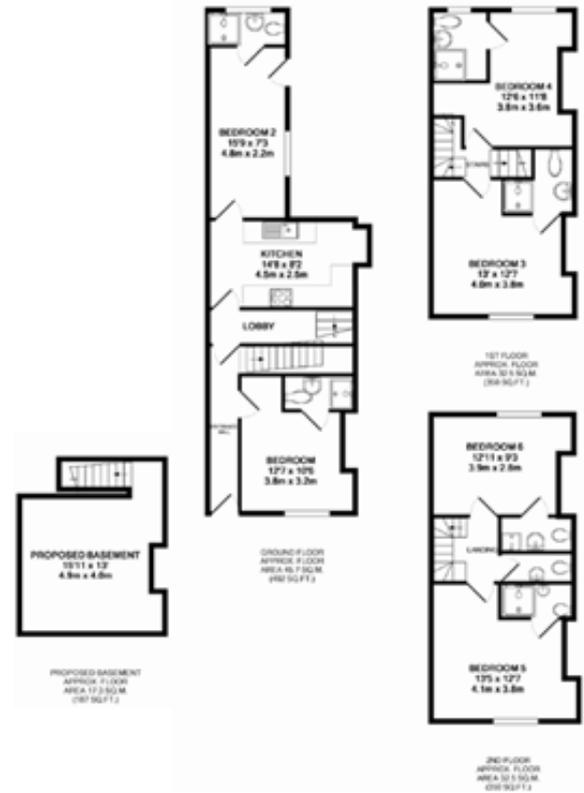
**RENOVATED
HMO FOR RENT**
100 Court Lane
B23 5RE

102 COURT LANE, ERDINGTON, B23 5RE

PROPERTY

- A 6 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent includes all utility bills.
- Rooms are fully let to working professional tenants on room only ASTs.

Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite, kitchenette	£475	£4,800
2	Double, en suite, kitchenette	£380	£5,100
3	Double, en suite, kitchenette	£550	£4,944
4	Flat	£470	£4,644
5	Double, en suite, kitchenette	£425	£5,244
6	Double, en suite, kitchenette	£475	£6,000
Total (inc bills)		£2,775	£33,300
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£29,640

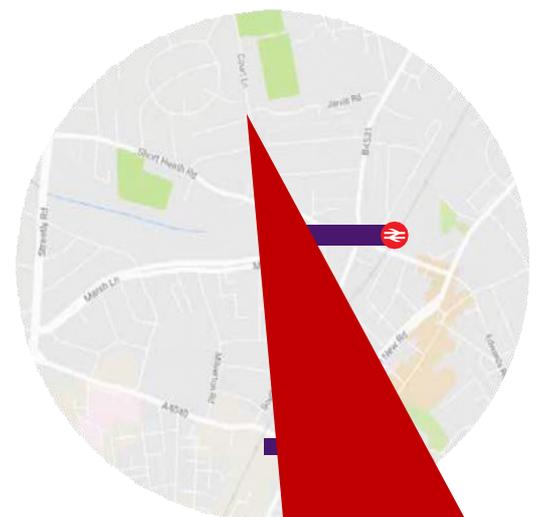


Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



**RENOVATED
HMO FOR RENT**
102 Court Lane
B23 5RE

104 COURT LANE, ERDINGTON, B23 5RE

PROPERTY

- A 6 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only ASTs.

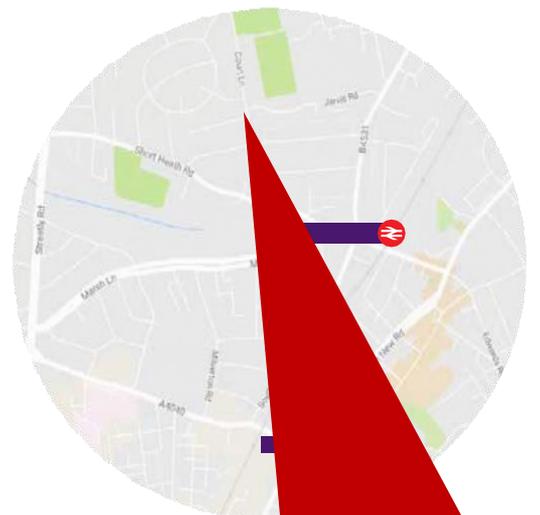


Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£425	£5,100
2	Double, en suite , kitchenette	£475	£5,700
3	Double, en suite , kitchenette	£425	£5,100
4	Double, en suite , kitchenette	£475	£5,700
5	Double, en suite , kitchenette	£470	£5,640
6	Flat	£650	£7,800
Total (inc bills)		£2,920	£35,040
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£31,380

- Further benefits include:**
- On road parking
 - Large Garden
 - WiFi/Broadband
 - All Bills included
 - Central Heating
 - Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



**RENOVATED
HMO FOR RENT**
104 Court Lane
B23 5RE

242 SHORTEATH ROAD, ERDINGTON, B23 6JY

PROPERTY

- A 7 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed sidetable.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only ASTs.

Room No.	Rooms	Rental PCM	Rental PA
1	Double, room - only	£300	£3,600
2	Double, room - only	£337	£4,044
3	Double, room - only	£300	£3,600
4	Double, room - only	£325	£3,900
5	Double, room - only	£325	£3,900
6	Double, room - only	£362	£4,344
7	Double, room - only	£337	£4,044
Total (inc bills)		£2,286	£27,432
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£23,772

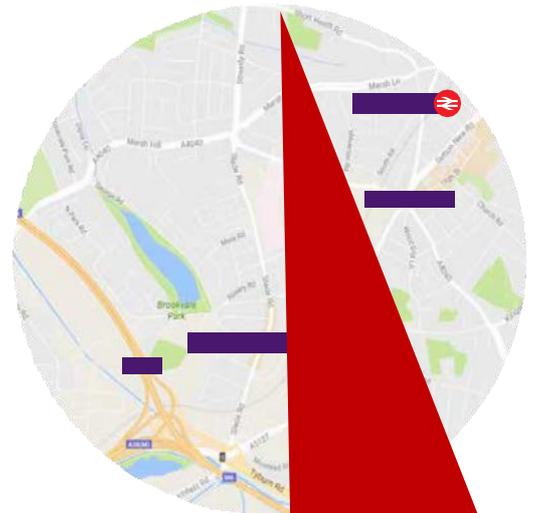


Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



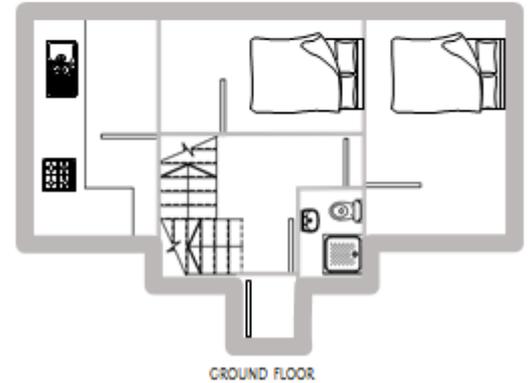
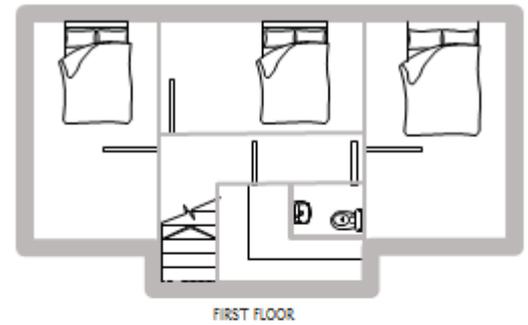
**RENOVATED
HMO FORRENT**
242 Shorteath Road
B23 6J

244 SHORTEATH ROAD, ERDINGTON, B23 6JY

PROPERTY

- A 5 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only ASTs.

Room No.	Rooms	Rental PCM	Rental PA
1	Double, room - only	£350	£4,200
2	Double, room - only	£340	£4,080
3	Double, room - only	£330	£3,960
4	Double, room - only	£350	£4,200
5	Double, room - only	£337	£4,044
Total (inc bills)		£1,707	£20,484
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£16,824

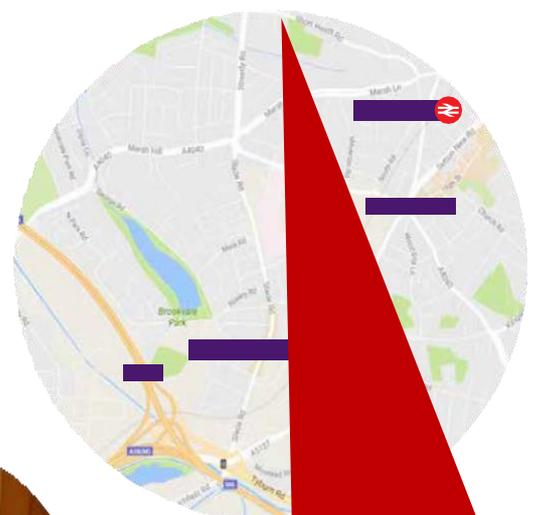
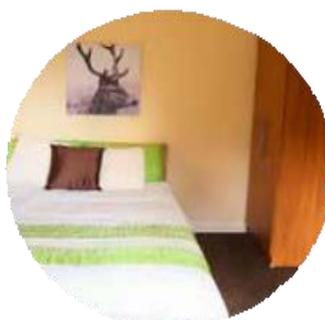


Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.

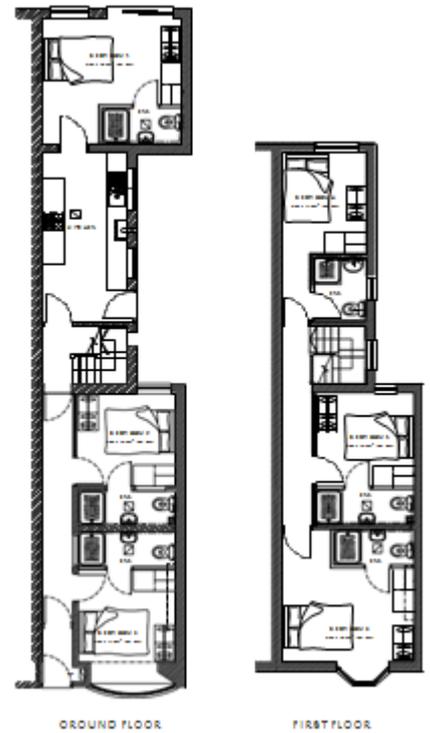


**RENOVATED
HMO FOR RENT**
244 Shortheath Road
B23 6J

248 MARSH LANE, ERDINGTON, B23 6HT

PROPERTY

- A 6 bedroom property.
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room and kitchenette.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed sidetable.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only ASTs.



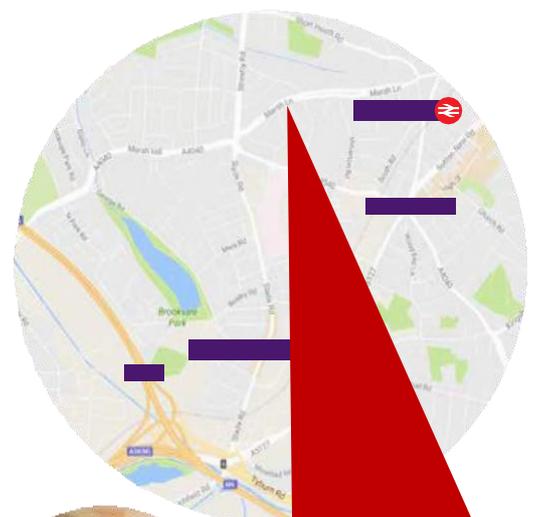
Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite , kitchenette	£350	£4,200
2	Double, en suite , kitchenette	£375	£4,500
3	Double, en suite , kitchenette	£400	£4,800
4	Double, en suite , kitchenette	£420	£5,040
5	Double, en suite , kitchenette	£380	£4,560
6	Double, en suite , kitchenette	£425	£5,100
Total (inc bills)		£1,707	£28,200
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£24,540

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



**RENOVATED
HMO FOR RENT**
248 Marsh Lane
B23 6HT

470 GILLOTT ROAD, EDGBASTON, B16 9LH

SPECIFICATION

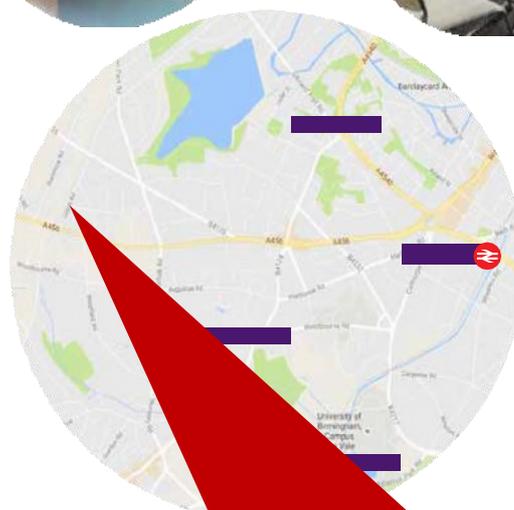
- A 15 bedroom property in Edgbaston.
- Great location close to trains, buses & Fiveways.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- Newly refurbished to an extremely good standard.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent Includes All Utility Bills.
- Rooms are let to working tenants.



Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

Room No.	Rooms	Rental PCM	Rental PA
1	Double room only	£400	£4,800
2	Double room only	£462	£5,544
3	Double room only	£375	£4,500
4	Double room only	£350	£4,200
5	Double room only	£350	£4,200
6	Double room only	£350	£4,200
7	Double room only	£325	£3,900
8	Double room only	£395	£4,740
9	Double room only	£375	£4,500
10	Double room only	£425	£5,100
11	Double room only	£425	£5,100
12	Double room only	£425	£5,100
13	Double room only	£350	£4,200
14	Double room only	£375	£4,500
15	Double room only	£400	£4,800
Garden Flat		£700	£8,400
Gross Rent (inc bills)		£6,482	£77,784
Expenditure	Water, TV, broadband, energy, council tax		- £4,440
Gross Rent (exc bills)			£73,344



LOCATION

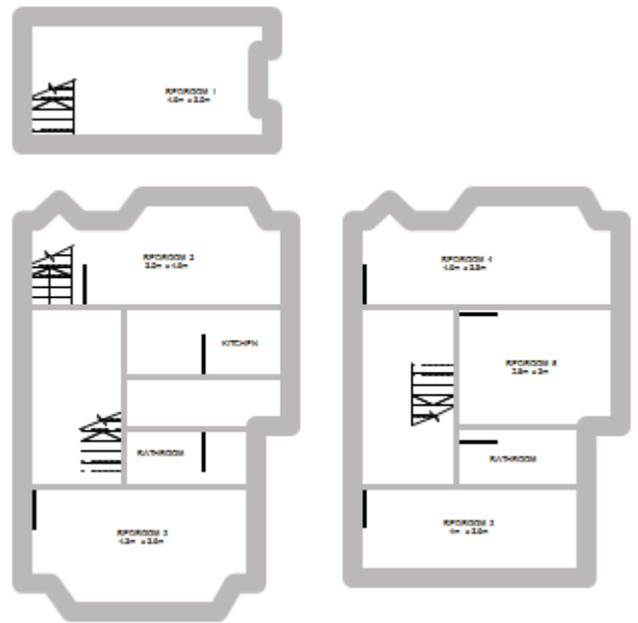
- Close to Fiveways Island with its amenities.
- Well connected to Birmingham city centre by bus and car along the Hagley road.
- Located c. 4 miles to the M5 motorway (junction 3)
- The local bus routes take you directly into Birmingham City Centre.
- Close to Edgbaston reservoir

Renovated for
HMO
470 GilloTT
Road, B16 9LH

106 GRAVELLY HILL, ERDINGTON, B23 7PF

SPECIFICATION

- 6 bedroom property
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room and all of the rooms have a kitchenette.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table. Rent
- Includes all Utility Bills.
- Rooms are fully let to working professional tenants on Room only AST's



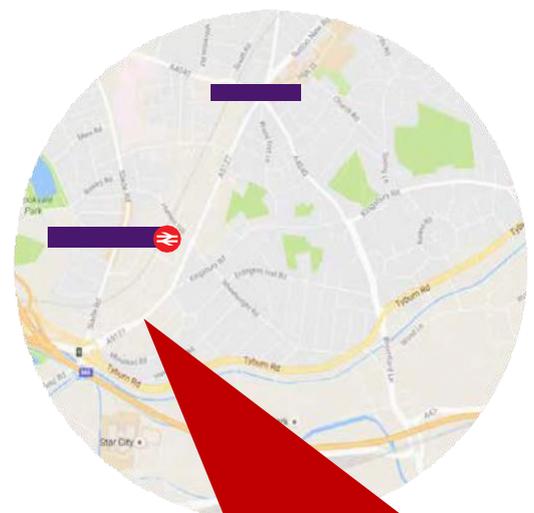
Room No.	Rooms	Rental PCM	Rental PA
1	Double room only	£200	£2,400
2	Double room only	£300	£3,600
3	Double room only	£350	£4,200
4	Double room only	£250	£3,000
5	Double room only	£200	£2,400
6	Double room only	£300	£3,600
Total (inc bills)		£1,600	£19,200
Expenditure	Water, TV, broadband, energy, council tax	-£3,540	
Total (exc bills)			£15,660

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Located 0.3 miles from the M6 motorway (junction 6)
- Located 0.3 miles from Gravelley Hill train station that provides fast access in the city centre.
- Located 2.7 miles by car from Birmingham city centre.
- The local bus routes take you directly into Birmingham City Centre.

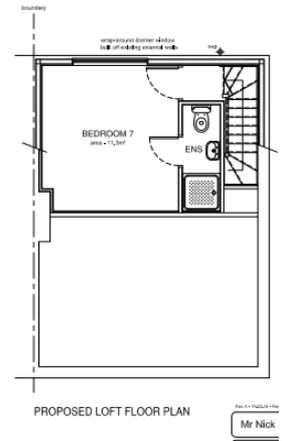
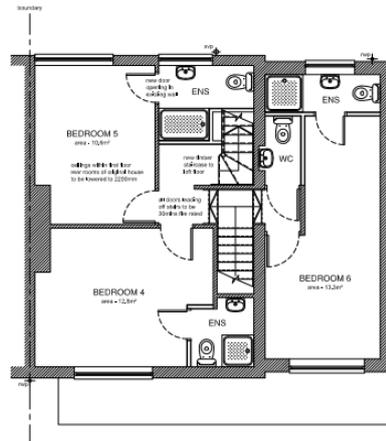


**RENOVATED
HMO FOR RENT**
106 Gravelley Hill
B23 7PF

19 ISMERE ROAD, ERDINGTON, B24 9SX

SPECIFICATION

- 7 bedroom property
- Great location close to trains, buses & High street.
- The house consists of a hallway, a separate communal kitchen area which contains a double freezer, washing machine, double oven/hobs.
- All rooms have a brand new en-suite shower room.
- Newly refurbished to an extremely good standard. Televisions are included in some of the rooms.
- The large double rooms have a double bed, wardrobe, chest drawers and bed side table.
- Rent Includes all utility bills.
- Rooms are fully let to working professional tenants on room only ASTs.



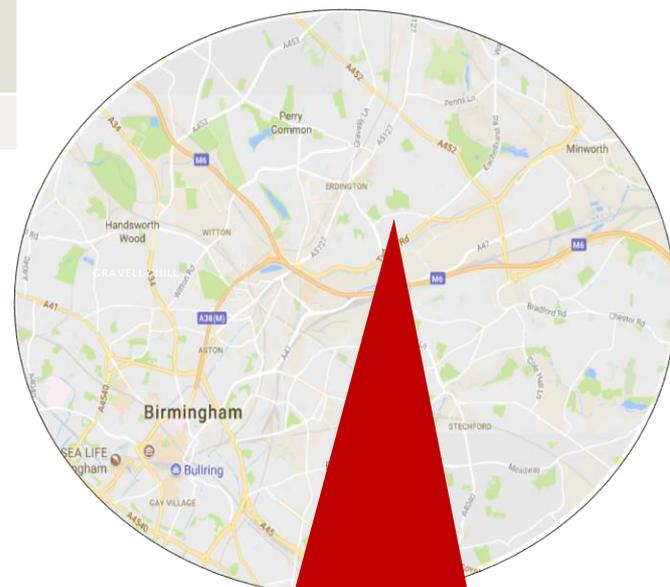
Room No.	Rooms	Rental PCM	Rental PA
1	Double, en suite, kitchenette	£462.00	£5,544
2	Double, en suite, kitchenette	£400.00	£4,800
3	Double, en suite, kitchenette	£450.00	£5,400
4	Double, en suite, kitchenette	£437.00	£5,244
5	Double, en suite, kitchenette	£462.00	£5,544
6	Double, en suite, kitchenette	£462.00	£5,544
7	Double, en suite, kitchenette	£437.00	5,244
Total (inc bills)		£3,110.00	£37,320.00
Expenditure	Water, TV, broadband, energy, council tax	-£3,660	
Total (exc bills)			£33,660

Further benefits include:

- On road parking
- Large Garden
- WiFi/Broadband
- All Bills included
- Central Heating
- Furnished

LOCATION

- Close to doctors Surgery, Post Office and supermarkets.
- Erdington high street is 10 mins walk away.
- Located close to the train station to City Centre with alternate routes to Sutton Coldfield & Lichfield.
- The local bus routes take you directly into Birmingham City Centre.
- Direct road links to the M6 & M5 makes it ideal for commuting.



**RENOVATED
HMO FOR RENT**

CONTACTS

Hannah Badger
Knight Frank LLP
1 Colmore Row, Birmingham
West Midlands, B3 2BJ

0121 233 6445
Hannah.badger@knightfrank.com

Stuart Eustace
Knight Frank LLP
1 Colmore Row, Birmingham
West Midlands, B3 2BJ

0121 233 6437
Stuart.eustace@knightfrank.com

Harrison Collins
Knight Frank LLP
55 Baker Street,
London, W1U 8AN

0203 897 0049
Harrison.collins@knightfrank.com

