

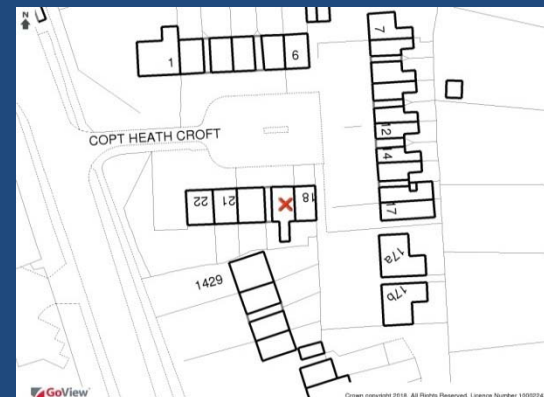
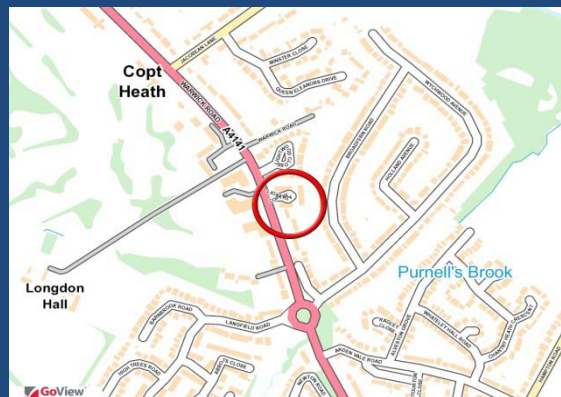
FOR SALE

Attractive Residential Investment



19 Copt Heath Croft, Knowle, Solihull B93 9LT

 **ROWLEY HUGHES
THOMPSON**
Property Consultants
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INVESTMENT SUMMARY

- Knowle is one of the most affluent areas in the UK
- Attractive 3 bedroom terraced cottage
- In an exclusive cul-de-sac of similar properties
- Let on Regulated Tenancy
- Current rent £7,020 pa
- Price £220,000 – 3.02% net initial yield

VACANT POSSESSION VALUES

A similar house immediately opposite being offered for sale at a price of £274,950.

Several offers have been received at this level and the vendors are currently inviting final and best bids.

LOCATION

Knowle is a suburb of Solihull which is one of the UK's most affluent towns and is situated approximately 10 miles south east of Birmingham City Centre.

The town benefits from excellent road and rail communications, being within 2 miles of junctions 4 & 5 of the M42 Motorway which links to the M40, M6 and M5. Rail services to London Marylebone have a fastest journey time of approximately 1 hour 20 mins. Birmingham International Airport and the National Exhibition Centre are situated 6 miles to the north east.

The property is conveniently located for all local amenities and is approximately 3 miles from Solihull Town Centre.

The area is highly sought after due to its close proximity to excellent state and independent schools, and the property is located in the Knowle and Dorridge catchment area.

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DESCRIPTION

The property comprises a two storey building of brick construction with a pitched tiled roof arranged to provide a terraced cottage offering the following accommodation:-

Ground Floor		
Lounge	132 sq ft	12.21 sq m
Living Room	150 sq ft	13.91 sq m
Kitchen	63 sq ft	5.83 sq m
First Floor		
Bedroom 1	128 sq ft	11.93 sq m
Bedroom 2	112 sq ft	10.35 sq m
Bedroom 3	56 sq ft	5.2 sq m
Bathroom	45 sq ft	4.21 sq m

TENURE

The property is freehold .

LEASE

The property is let to Mr R. Eaton on a Regulated Tenancy at a current rent of **£135 per week**. The rent was last registered on 9th June 2017.

Mr Eaton lives at the property with his wife – and they are both in their late 70's.

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EPC

The property has an EPC Rating of E.

PRICE

Our clients are seeking a price of **£220,000** which would show a net initial yield of 3.02% after allowing for purchasing costs of 5.66%.

For further information or to arrange a viewing please contact:-

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SUBJECT TO CONTACT AND EXCLUSIVE OF VAT

DATE PREPARED : MAY 2018

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