





A well-presented freehold investment property, ideally located in the heart of Halesowen and offered for sale with a tenant in situ.

This smartly arranged ground floor apartment comprises an entrance hall, a spacious open-plan living kitchen complete with appliances, a generous double bedroom, and a modern bathroom. The property benefits from an electric combination boiler serving the radiator heating system, ensuring efficient comfort throughout.

Additional benefits include a valid Electrical Installation Condition Report (EICR) and an Energy Performance Certificate (EPC) rated D, making it a compliant and low-maintenance buy-to-let investment.

Conveniently positioned close to local amenities and transport links, this is a superb opportunity for landlords looking to secure a ready-made income-producing asset.



Further Information

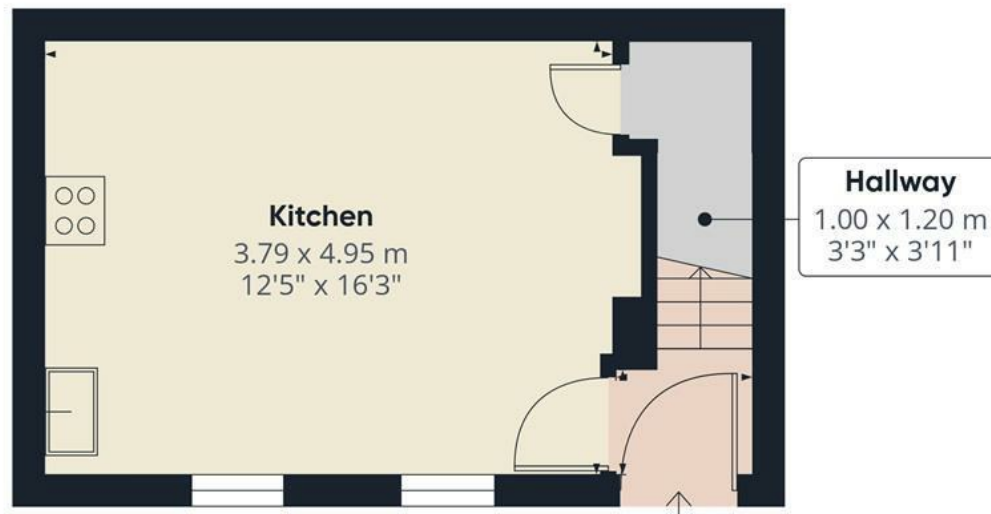
FOR SALE – INVESTMENT OPPORTUNITY

Freehold | £99,950 | £695 PCM Rental Income |

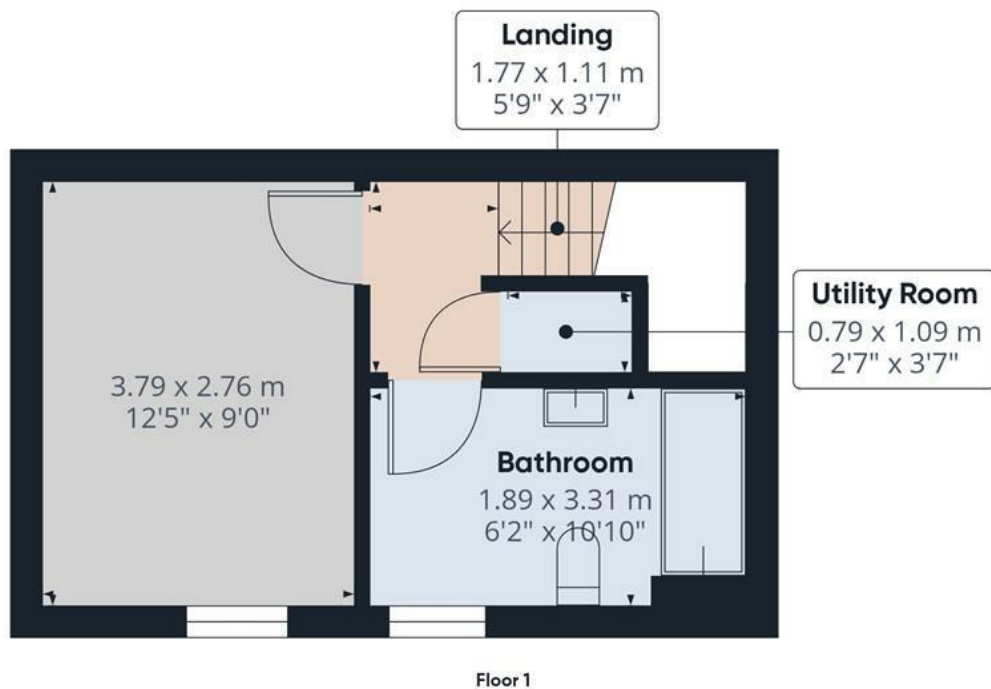
Approx. 8.34% Yield | EPC Rating: D | EICR Certified

A tenant in situ, currently generating a rental income of £695 per calendar month — delivering an approximate gross yield of 8.34% per annum.





Approximate total area⁽¹⁾
43.2 m²
465 ft²

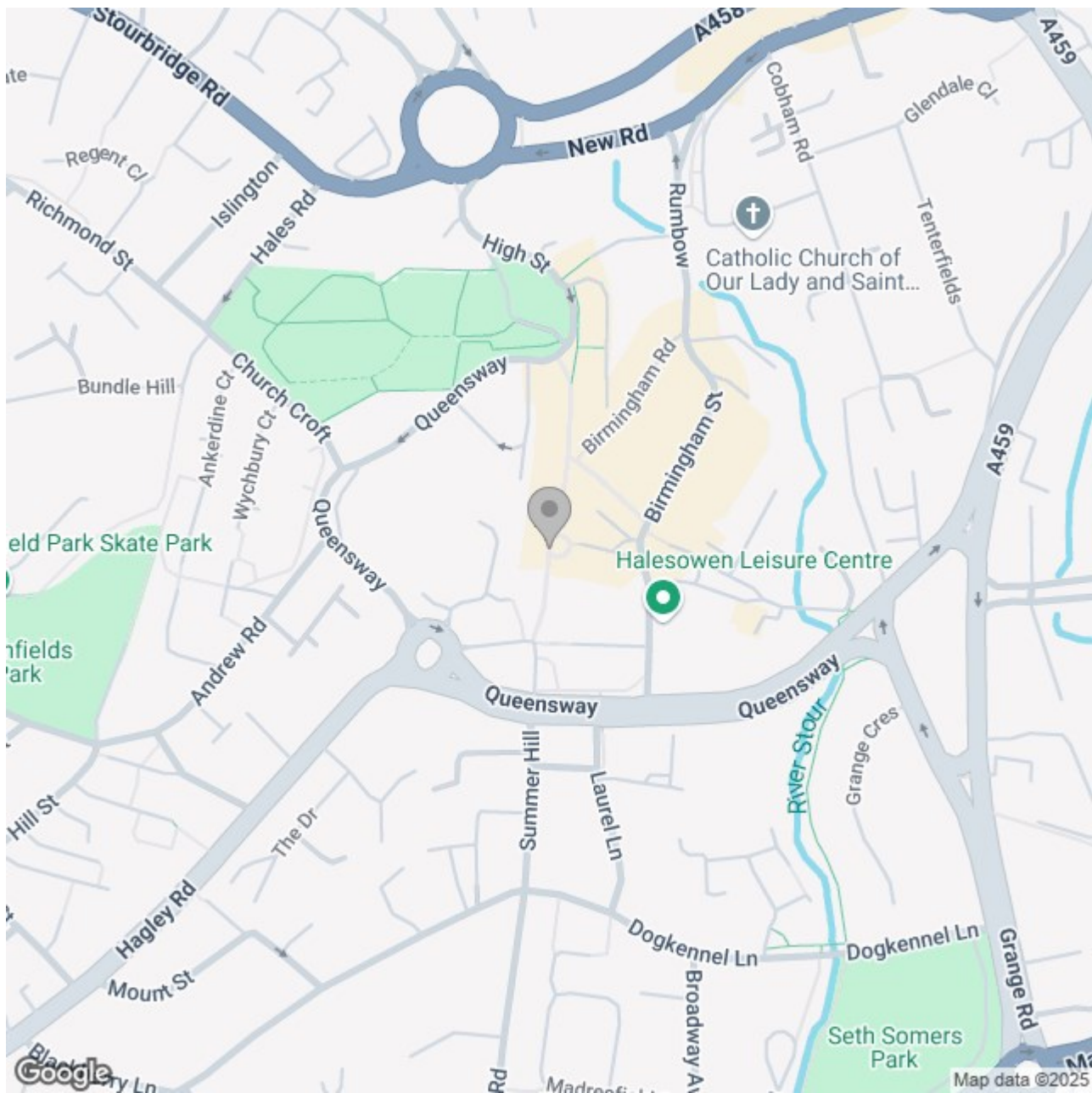


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC
 