

**AP MORGAN**



**Mount Pleasant, Southcrest, Redditch**  
Offers in excess of £325,000

**Features:**

- \*\*HMO - SOLD WITH TENANTS AND SITU\*\*
- \*\*\* CIRCA 11% GROSS YIELD\*\*\*
- Fantastic investment opportunity
- Six rooms - five with en-suites, one with separate bathroom
- Spacious communal kitchen/lounge/diner
- Rear patio space
- On-road parking at front

**Description:**

\*\*\*CIRCA 11% GROSS YIELD\*\*\* Introducing this fantastic investment opportunity: a HMO sold with four tenants in situ and a further two vacant rooms, each with an en-suite or access to a bathroom. The property also benefits from a generously sized communal kitchen/lounge/diner, a rear patio, and on-road parking to the front. It is situated in Southcrest, Redditch.

On arrival, the property offers ample on-road parking at the front, suitable for all occupants, along with a small patio area and side gate access to the rear garden, ideal for bin storage.

The ground floor opens into an entrance hall with stairs rising to the first floor. At the end of the hall is the communal kitchen/lounge/diner, featuring a four-seater dining table and sofa. The kitchen is fitted with allocated cupboards for each tenant, a fridge/freezer, washing machine, and an oven with an electric hob, along with a door opening onto the rear patio. From the entrance hall, there is also access to Rooms One and Two, both doubles. Room One is vacant and positioned at the front with a large bay window. Both rooms benefit from en-suites comprising a toilet, wash basin, and shower cubicle.

The first floor leads off the landing to a separate bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower. This bathroom serves Room Six, which does not have an en-suite. A short flight of steps leads to Rooms Three and Four, both doubles with en-suite facilities.

Further steps from the first floor lead to the second floor, where there are two additional rooms: Room Five, a double with a small en-suite, and Room Six, a vacant double room without an en-suite, which uses the allocated bathroom on the first floor.

The rear garden is low maintenance and fully patioed, providing an excellent outdoor space for occupants, with additional side space for bins and garden storage. At the rear of the property, there are three garages accessed via Tilehouse, great for additional parking or storage space.



Well located in Southcrest, Redditch, the property is conveniently positioned for local shops, a chemist, and a doctor's surgery. Redditch town centre is approximately one mile away and offers a wide range of amenities, including shopping, restaurants, and both bus and train stations. The M5 and M42 motorway networks are also easily accessible.

**Details:**

**Entrance Hall**

**Bedroom One** 11'8" x 11'6" (3.56m x 3.5m) Both Max

**En-suite** 5'3" x 5'9" (1.6m x 1.75m)

**Bedroom Two** 10' x 11'6" (3.05m x 3.5m)

**En-suite** 2'8" x 11'6" (0.81m x 3.5m)

**Communal Kitchen/Diner/Lounge** 30'9" x 7'3" (9.37m x 2.2m)

**Landing**

**Bedroom three** 12' x 11'6" (3.66m x 3.5m) Both Max

**En-suite** 4'10" x 6'5" (1.47m x 1.96m)

**Bedroom Four**

**En-suite**

**Bathroom (For Bedroom Six)** 5'4" x 6'3" (1.63m x 1.9m)

**Landing**

**Bedroom Five** 9'3" x 18'1" (2.82m x 5.5m) Both Max

**En-suite** 2'9" x 5'10" (0.84m x 1.78m)

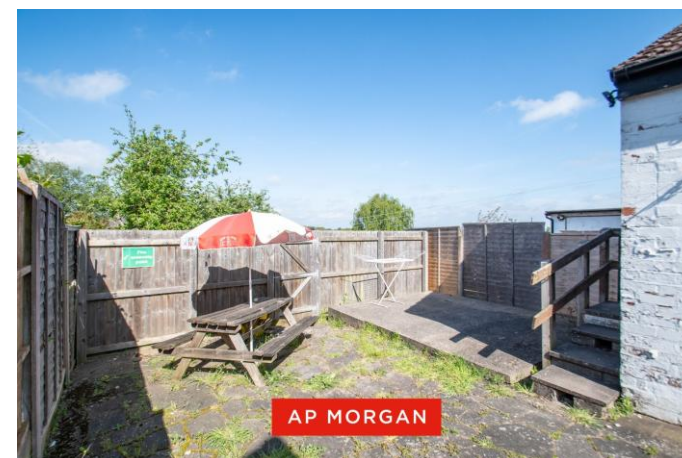
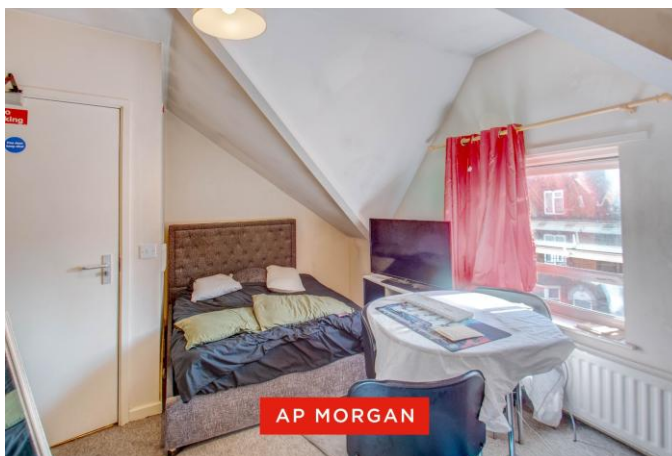
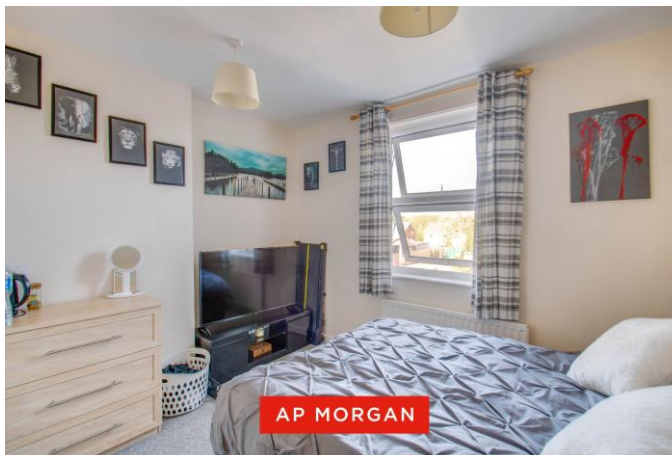
**Bedroom Six** 9'10" x 18'1" (3m x 5.5m)

**EPC Rating:** D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

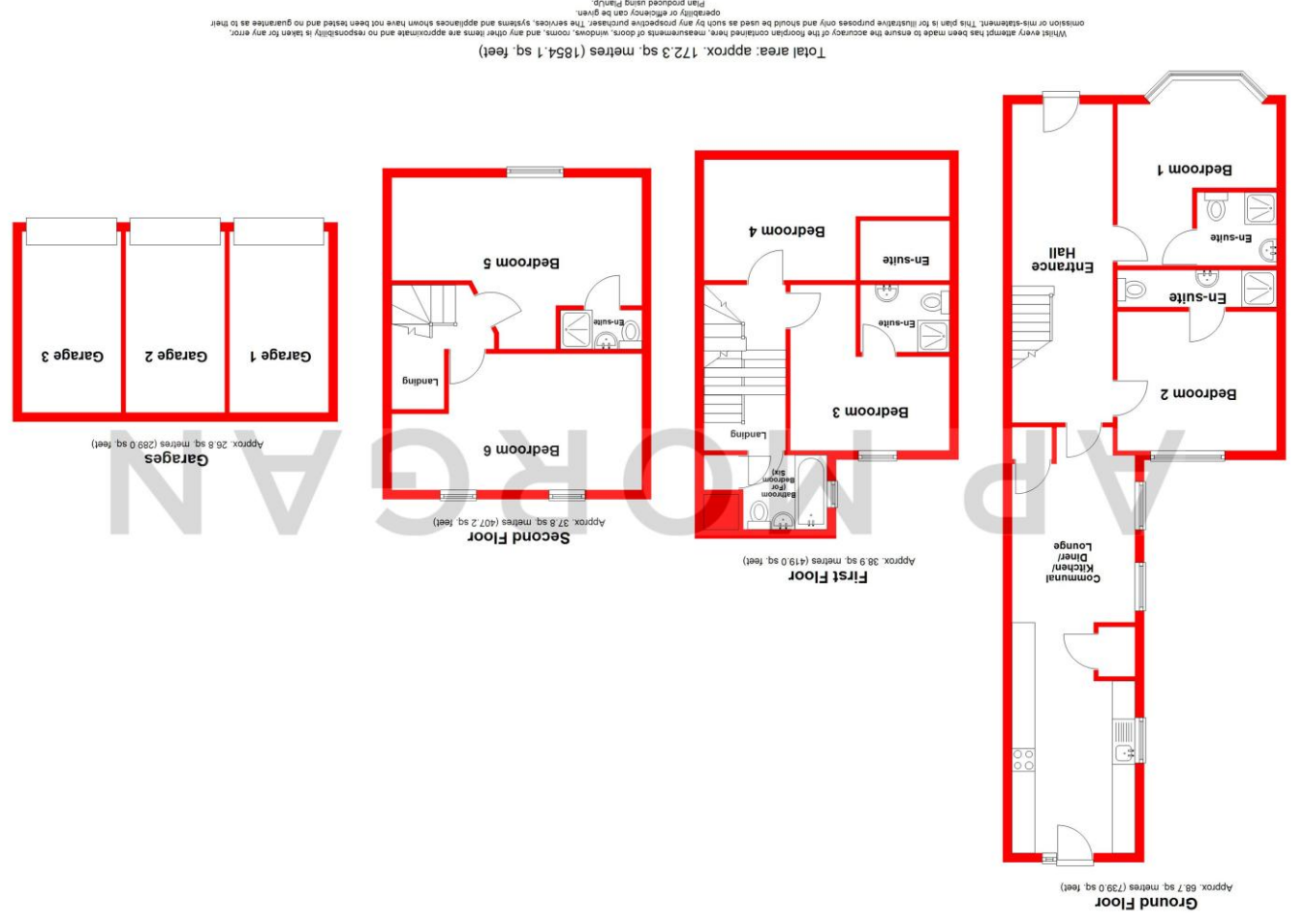
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

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