

AP MORGAN



Mount Pleasant, Southcrest, Redditch
Offers in the region of £230,000

Features:

- Established HMO with all licences in place
- Four generously proportioned double bedrooms across three floors
- Communal kitchen with all appliances included
- En-suite shower room to bedroom two
- Separate toilet and shower room serving the second floor bedroom
- Additional basement storage space
- Rear garden with stone patio and long lawn
- Southcrest location close to local amenities and transport links

Description:

Southcrest position. Space across three floors and a basement. An investment with the groundwork already done.

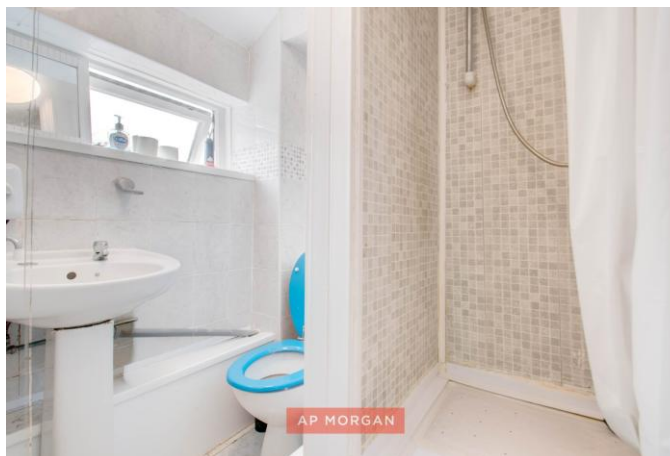
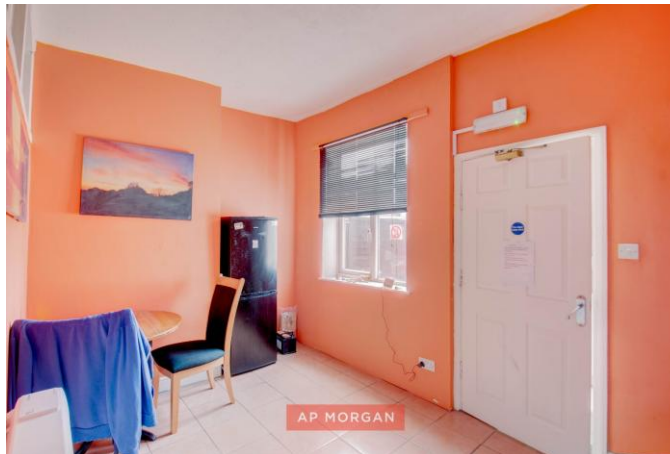
If you're looking for an investment that's already doing the hard work for you, this is worth your attention. This is an established HMO in Southcrest, with all licensing already in place, meaning you can step straight into a property that's set up to let rather than one you need to configure from scratch.

The ground floor opens into a hallway that leads through to a communal dining room and a well-equipped communal kitchen, with all appliances included and a door out to the rear garden. A shared bathroom sits at the end of this floor, serving two of the bedrooms, and a generous double bedroom completes the layout here.

Upstairs, the first floor landing gives access to a double bedroom with its own en-suite shower room, plus a further spacious double. On the second floor you'll find a fourth generous double bedroom, with its own separate toilet and shower room to the side.

There's also a basement, giving you useful additional storage space that many HMOs simply don't offer.

Outside, a stone patio provides an easy outdoor space for tenants, with steps down to a long lawn backing onto Tilehouse. It's a garden that gives the property something a little different from a typical HMO plot.



Whether you're adding to an existing portfolio or looking for a licensed, income-ready opportunity to get started with, this one is worth a closer look. Get in touch with us to arrange a viewing.

Details:

Hall

Comunal Dining Room 8'6" x 13'1" (2.6m x 4m)

Communal Kitchen 13'9" x 5'7" (4.2m x 1.7m)

Bathroom 4'7" x 5'7" (1.4m x 1.7m)

Entrance Hall 13'1" x 8'10" (4m x 2.7m)

Bedroom Two 12' x 9'11" (3.66m x 3.02m)

Bathroom

Bedroom Three 11'6" x 12'7" (3.5m x 3.84m)

Bedroom Four 21' x 15'5" (6.4m x 4.7m)

Bathroom 5'7" x 4'11" (1.7m x 1.5m)

Shower Room

EPC Rating: D

Council Tax Band: A (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 Wisser 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.wissermortgageadvice.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?

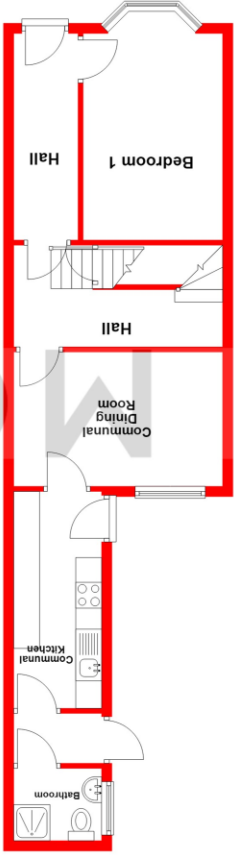
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

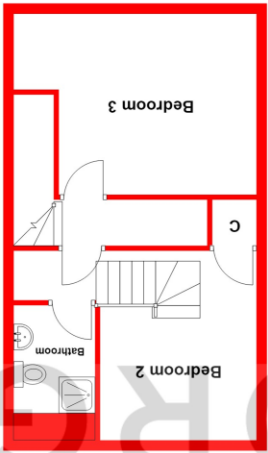
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



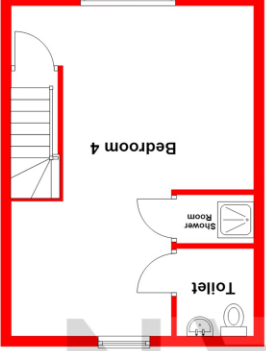
Basement



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planlup.

Total area: approx. 132.9 sq. metres (1430.6 sq. feet)

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