



# FOR SALE

FULLY LET RESIDENTIAL PORTFOLIO



**9 Income Producing HMO and Single Let Properties**

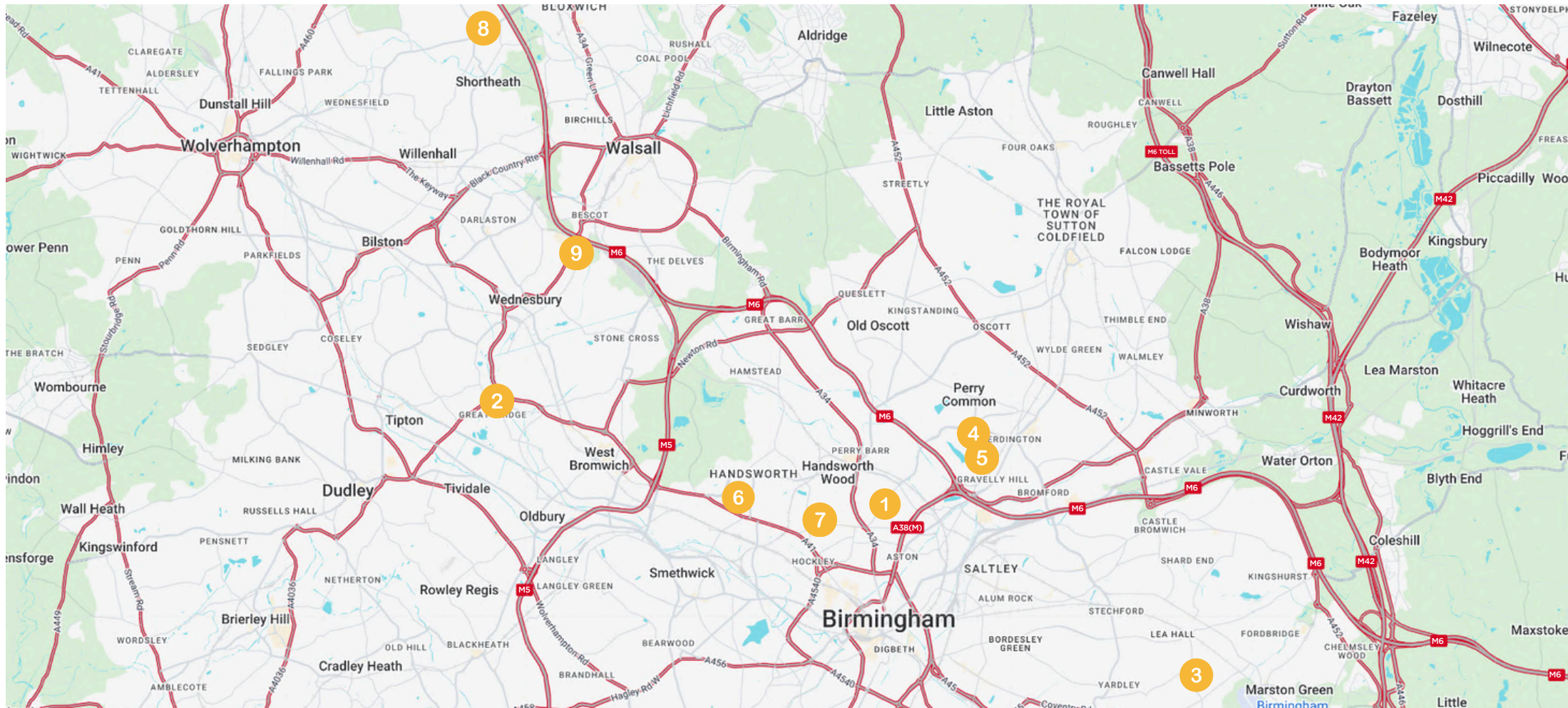
West Midlands



- Fully let residential portfolio sale
- Individual or part sales considered
- Comprising 9 income producing HMO & single let properties
- Located in Birmingham and surrounding West Midlands suburbs
- Producing £233,416 per annum
- Guide Price: Offers based on **£2,750,000** equating to a gross yield of **8.49%**
- Located in Birmingham and surrounding West Midlands suburbs

# PROPERTY LOCATIONS

FULLY LET RESIDENTIAL PORTFOLIO | WEST MIDLANDS



1 20 Brantley Road, Birmingham B6 7DR

2 36 Brickhouse Lane South, Tipton, DY4 7HJ

3 3 Chestnuts Avenue, Birmingham B26 2TH

4 13 Frances Road, Edington, Birmingham B23 7LD

5 49 Hermitage Road, Edington, Birmingham B23 6AS

6 113 Murdock Road, Birmingham B21 9JR

7 10 South Grove, Birmingham B19 1HD

8 15 The Square, Lichfield Road, Willenhall, WV12 5EA

9 14 Westmore Way, Walsall, WS10 0TR

## 20 BRANTLEY ROAD, BIRMINGHAM B6 7DR

A 5 Bedroom, 2 bathroom, mid terrace HMO with communal kitchen and lounge



## 36 BRICKHOUSE LANE SOUTH, TIPTON, DY4 7HJ

A second floor 1 bedroom purpose built apartment with reception room, kitchen, bathroom/WC and communal grounds with intercom entry system.

## 3 CHESTNUTS AVENUE, BIRMINGHAM B26 2TH

A second floor purpose built 1 bedroom apartment with reception room, kitchen, bathroom/WC and communal grounds with intercom entry system.





## 13 FRANCES ROAD, BIRMINGHAM B23 7LD

A 6 bedroom mid terrace licenced HMO with two shared bathrooms and one en-suite bedroom and open plan kitchen / dining room.

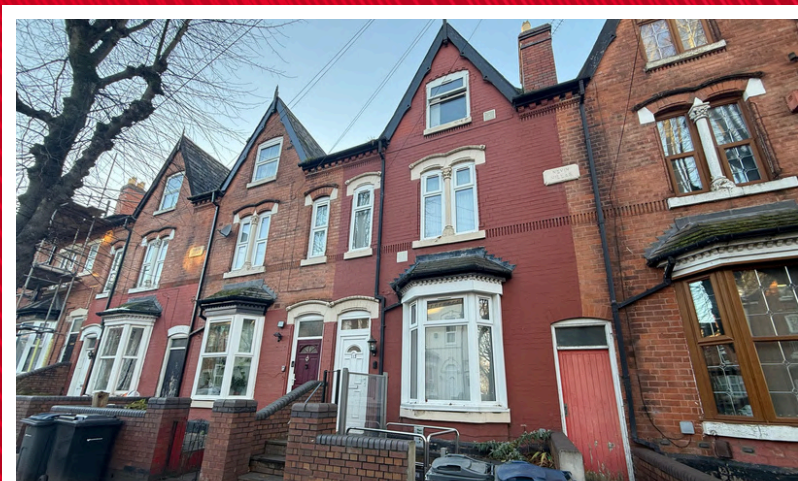
## 49 HERMITAGE ROAD, BIRMINGHAM B23 6AS

A 4 bedroom end terrace HMO comprising 3 studios and a 1 bedroom apartment.



## 113 MURDOCK ROAD, BIRMINGHAM B21 9JR

An extended 4 bedroom two bathroom terraced property, with reception room, kitchen and rear garden.



## 10 SOUTH GROVE, BIRMINGHAM B19 1HD

A 5 Bedroom, 2 bathroom, mid terrace HMO with communal kitchen and lounge



## 15 THE SQUARE, LICHFIELD ROAD, WILLENHALL, WV12 5EA

A 3 bedroom first floor duplex apartment with living room and balcony, kitchen and bathroom.

## 14 WESTMORE WAY, WALSALL, WS10 0TR

A large 4 bedroom semi detached house, with reception room,, bathroom, kitchen & rear garden.



# TENURE & TENANCY INFORMATION

FULLY LET RESIDENTIAL PORTFOLIO | WEST MIDLANDS

Address	Tenure	Tenancy Type	Tenant	Lease Start	Lease Expiry	Passing Rent PA (£)
20 Brantley Road	Freehold	Lease	Second City Housing	29/06/2022	29/06/2025	20,400
36 Brickhouse Lane South	Leasehold	Lease	Second City Housing	29/06/2022	29/06/2025	8,400
3 Chestnuts Avenue	Leasehold	Lease	Second City Housing	1/09/2022	1/09/2025	8,400
13 Frances Road	Freehold	HMO	-	-	-	40,800
13 Frances Road - Room 1	-	-	Individual	9/09/2022	Rolling (£525 pcm)	-
13 Frances Road - Room 2	-	-	Individual	9/09/2022	Rolling (£550 pcm)	-
13 Frances Road - Room 3	-	-	Individual	9/09/2022	Rolling (£575 pcm)	-
13 Frances Road - Room 4	-	-	Second City Housing	26/09/2024	26/09/2027 (£600 pcm)	-
13 Frances Road - Room 5	-	-	Individual	4/02/2022	Rolling (£500 pcm)	-
13 Frances Road - Room 6	-	-	Second City Housing	26/09/2024	26/09/2027 (£650 pcm)	-
49 Hermitage Road	Freehold	HMO	-	-	-	29,400
49 Hermitage Road - Flat 1	-	-	Individual	26/12/2021	Rolling (£650 pcm)	-
49 Hermitage Road - Flat 2	-	-	Individual	5/12/2021	12 Month Rolling (£650 pcm)	-
49 Hermitage Road - Flat 3	-	-	Second City Housing	26/09/2024	26/09/2024 (£550 pcm)	-
49 Hermitage Road - Flat 4	-	-	Second City Housing	15/10/2024	15/10/2025 (£600 pcm)	-
113 Murdock Road	Freehold	HMO	Midlands Living CIC	30/04/2024	29/04/2029	73,216
10 South Grove	Freehold	HMO	Second City Housing	22/03/2022	22/03/2025	20,400
15 The Square	Leasehold	HMO	Second City Housing	1/09/2022	1/09/2025	12,000
14 Westmore Way	Freehold	HMO	Second City Housing	22/03/2022	22/03/2025	20,400
<b>Total</b>	-	-	-	-	-	<b>233,416</b>

## TENANT PROFILE

Second City Housing are Birmingham's leading accommodation provider and specialise in housing solutions for various groups, including families, individuals in need of social services, and those escaping domestic violence.

## VAT

We are advised that VAT is not applicable

## EPC

Available upon request

## LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser

## PROPOSAL

Offers based on **£2,750,000** are sought for the portfolio, equating to a gross yield of **8.49%**. Offers may be considered for part of the portfolio or properties on an individual basis.





# CONTACTS

**James Mattin**

0121 524 1172  
jmattin@bondwolfe.com

**Birmingham Office**

0121 525 0600  
agency@bondwolfe.com



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