

5 RUTLAND ROAD, BEARWOOD, B66 4AE



## FREEHOLD FOR SALE

### RESIDENTIAL INVESTMENT OPPORTUNITY.

**1,200 sq.ft/111.48 sq.m**

- Comprising 2, two bedded, self contained apartments (ground & first floors).
- Direct frontage onto Rutland Road, within close proximity to the intersection with Bearwood Road ("High Street").
- Circa, 4 miles west of Birmingham City Centre – excellent communicational links.
- Part occupied/part vacant possession.

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## LOCATION

The subject premises enjoys direct frontage onto Rutland Road, nearing the intersection with Bearwood Road.

Surrounding areas are densely populated residential.

Bearwood Road, is effectively the main "High Street", serving the local community. Notable occupiers include Lidl, Subway, Argos, Iceland, Greggs, Poundland, Costa Coffee, The Card Factory, British Heart Foundation, Holland & Barratt, Specsavers, Halifax Building Society, Dixy Chicken and Superdrug – excellent footfall.

Birmingham City Centre is located approximately 4 miles due east – excellent communicational links – Hagley Road.

## DESCRIPTION

The subject premises comprise a 2 storey structure, providing 2, two bedded, self contained apartments.

Windows are UPVC double glazed.

Heating at ground floor level is an independent gas fired central heating system and at first floor, wall mounted electric panel heaters.

Floor coverings are mainly carpet.

Internal elevations are plastered and painted.

Each apartment comprises 2 bedrooms, a lounge, kitchen and bathroom.

## ACCOMMODATION

Ground Floor Apartment – **690 sq.ft/64.1 sq.m**

First Floor Apartment – **510 sq.ft/47.38 sq.m**

**Total Accommodation – 1,200 sq.ft/111.48 sq.m**

## BASIS OF OCCUPATION

The ground floor apartment is occupied on the basis of an assured Shorthold Tenancy Agreement, at a current rental level of **£750 pcm**.

The first floor apartment is currently vacant.

## VAT

VAT is not applicable

## MAINS SUPPLIES

The ground floor apartment has primary metered mains electricity, gas, water and drainage.

The first floor apartment has primary metered mains electricity, water and drainage.

## CONSIDERATION

Offers in excess of **£225,000 (Two Hundred and Twenty Five Thousand Pounds)** are invited for this valuable freehold interest.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any potential purchaser.

## **For More Information Contact:**

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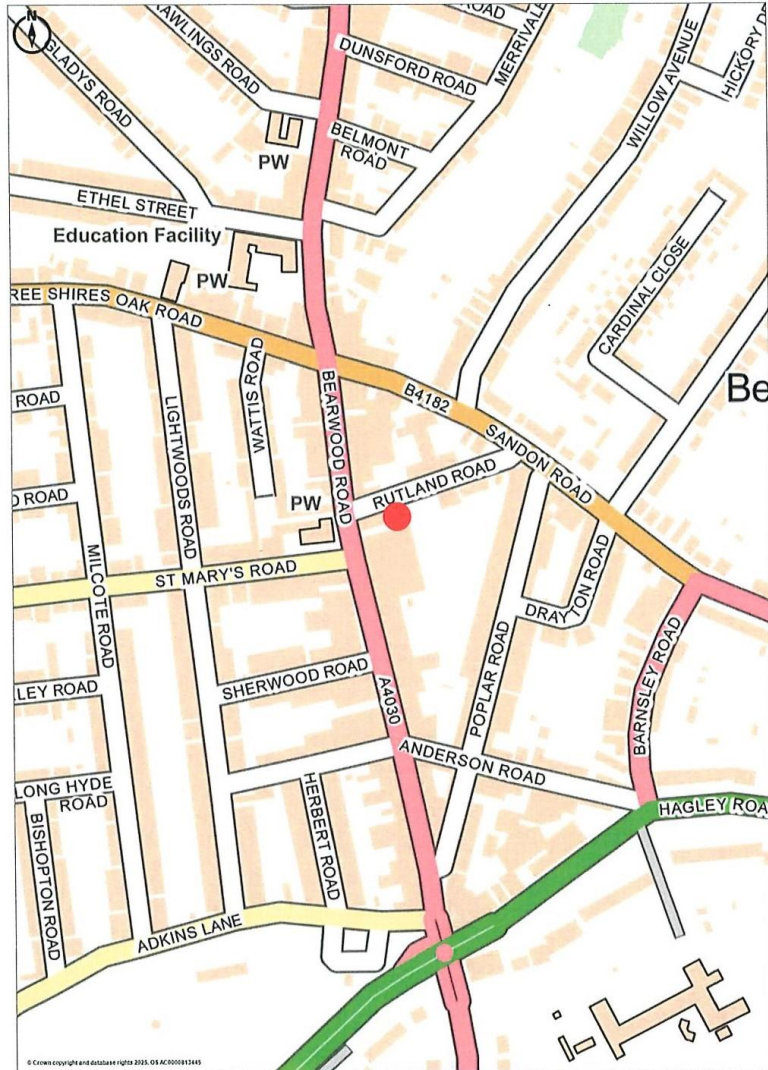
**SMB**  
Stephens McBride

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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.