

Invest Oasis

Westbourne Road, Handsworth Wood

6 En-Suite Bedrooms



Property price

£485,000

Annual rental income

£70,200

Yield

13%

Westbourne Road, Handsworth Wood, B21 8AD

6

Deluxe En-Suite
Bedroom Fully
Furnished &
Renovated

Strong

13%

Yield

Annual Rental
Income

£70,200

Fully tenanted
under a secure

7 year

lease

Let to
accommodation
provider on a

FRI

Lease

Ideal for investors
seeking **high-yield**
returns

Well-located
residential asset
with ongoing
demand

Excellent **long-term**
income and capital
growth potential

Cash Buyers
Preferred.

Hands-off
investment with
guaranteed income
stream

Price - £485,000

Description

Hands-off investment opportunity, offering an impressive net rental income of £5850 per annum (£5850 per month), £70,200 per annum and a remarkable net rental yield.

This substantial three storey property will come fully tenanted under a 7-year lease to a reputable accommodation provider company.

This arrangement ensures a reliable rental income without the worry of void periods, allowing you peace of mind in your investment.

This exceptional freehold property offers high-quality accommodation comprising six deluxe en-suite bedroom suites, all fully furnished and recently renovated to a modern standard. Designed specifically for comfortable, low-maintenance living, each room is finished with quality fittings and contemporary décor, providing a well-presented and practical layout throughout. The property is fully tenanted and professionally set up for long-term use, requiring no internal maintenance, bills, or management involvement from the owner. With a hands-off lease structure and strong rental performance, this accommodation combines modern living standards with a secure, income-producing investment.

i AGENT NOTES

This property is under renovation.
The photos are for illustrative purposes.

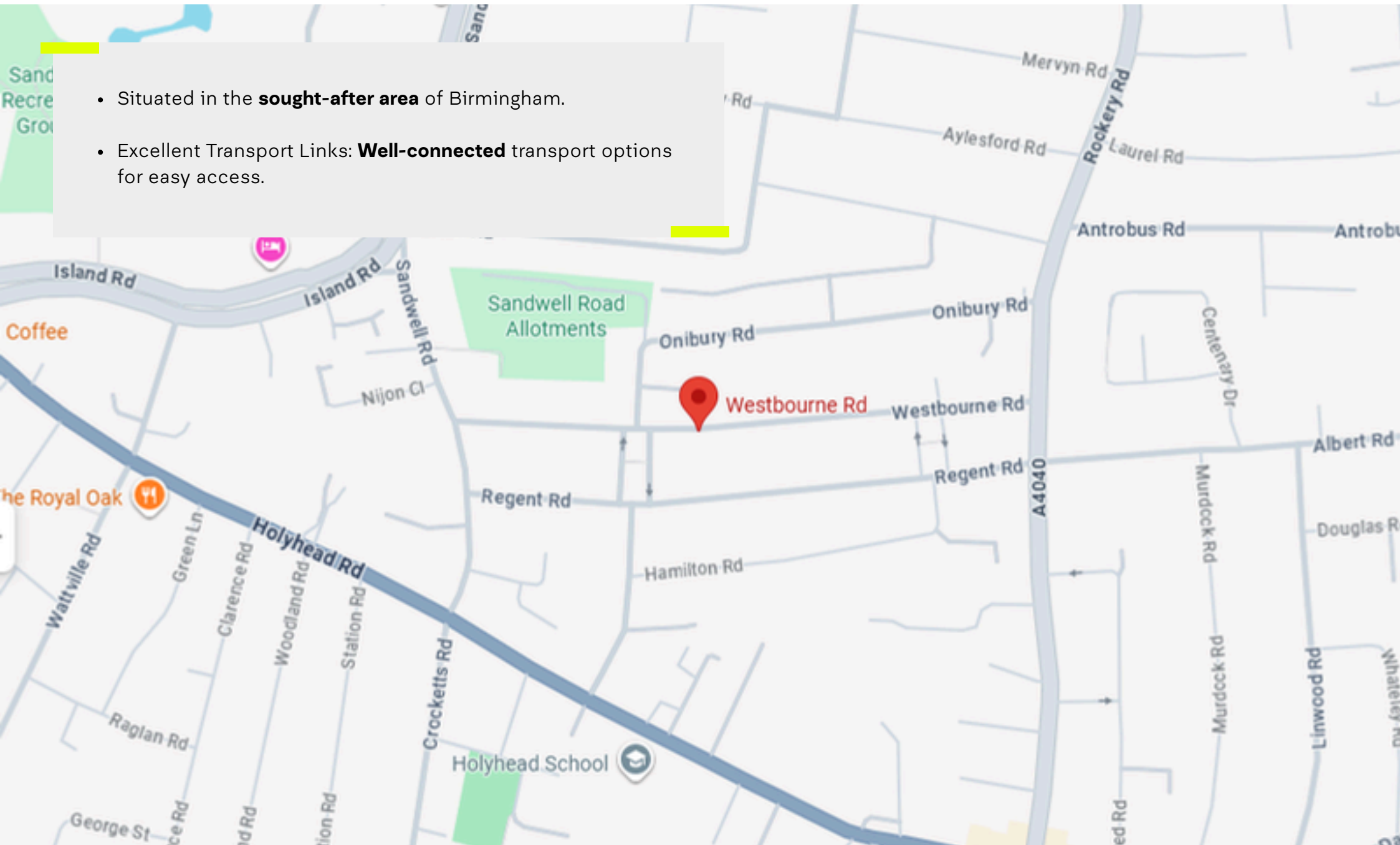
Invest Oasis



Location

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- Situated in the **sought-after area** of Birmingham.
- Excellent Transport Links: **Well-connected** transport options for easy access.

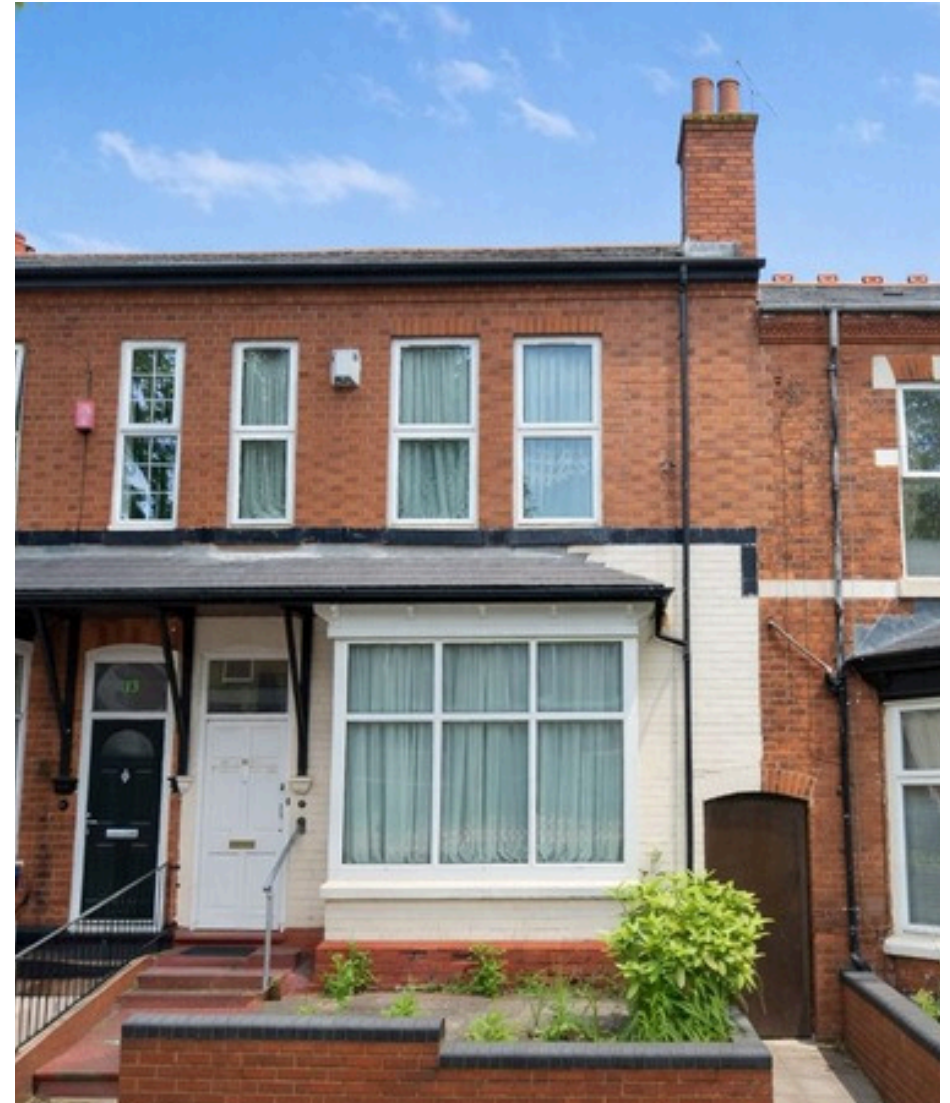



TENURE AND INVESTMENT OPPURTUNITY

- **Freehold:** The property is sold freehold with a new 7-year lease in place.
- **Rental Income:** £70,200 per annum (£5850 per month) net rental income directly into your bank account.

The property is freehold and will be sold with the benefit of a hands-off lease to an accommodation provider, offering a passing rent of £70,200 per annum (£5850 per month).

We are advised that according to the lease terms, the tenant is responsible for bills, council tax, and most internal repairs and maintenance.



 For viewings, please contact agent.

Reservation Fee

Buyer's Fee of £20,000 applicable. All fees plus VAT. T&Cs apply.

Please request information pack, Buyer's Guide & FAQs.

You will be required to enter into an "Exclusivity Agreement" with the Seller, granting you the Buyer the Exclusive right to purchase the property within the exclusivity period.

Please note the Buyer's Fee is a non-refundable unconditional Exclusivity Fee in addition to the purchase price payable to the Agent upon offer acceptance. The fee is not subject to a cooling off period and is non-refundable save in accordance with the terms stated in the exclusivity agreement.

Buyers should carry out their own due diligence/ investigations and if required seek independent legal/ financial advice. Cash buyers preferred.

This is an investment property and will be sold with the benefit of the social housing lease. Cash purchasers preferred. Anyone looking to purchase with finance must ensure that they can complete on the property and the property is suitable for their lender's criteria.

We are advised by the seller that the property is leased to a social housing provider under c3(b)/ (C) use. HMO licence not required.

The Exclusivity fee is a non-refundable fee and unless otherwise stated and agreed in the special conditions of the Exclusivity Agreement, this is unconditional, not subject to survey or valuation , lending or anything else. The fee is not subject to a cooling off period and is non-refundable save in accordance with the terms stated in the exclusivity agreement.

Upon offer acceptance you will not be required to exchange contracts, but will be granted an “exclusivity period” in order to exchange and complete on the transaction. This timescale will generally be 8 weeks, but will be specified in the Exclusivity agreement. (Please note we may be able to negotiate the timeframe, so please discuss with your representative).

This is a flexible and buyer friendly method of purchase. By signing the Exclusivity Agreement and paying the Buyer’s Fee, this secures the transaction and takes the property off the market.

By paying your fee, that amount may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty land tax liability.

Important Notes

Buyers should carry out their own due diligence/ investigations and if required seek independent legal/ financial advice.

The Exclusivity fee is a non-refundable fee and unless otherwise stated and agreed in the special conditions of the Exclusivity Agreement, this is unconditional, not subject to survey or valuation , lending or anything else. The fee is not subject to a cooling off period and is non-refundable save in accordance with the terms stated in the exclusivity agreement

Buyers should carry out their own due diligence/ investigations and if required seek independent legal/ financial advice prior to entering the exclusivity agreement.

Please be advised that this property may have been owned by the current seller for under six months, or the seller may have the exclusive right to sell the property. If you require any further clarification, please speak to a representative of the Agency.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 6: No persons in the employment of The agency has any authority to make or give any representation or warranty whatever in relation to this property.

No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale.

Any reference to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Misrepresentation Act 1967: The agency for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not amount to, nor amount to any part of, an offer or contract. (2) None of the statements contained in these particulars should be relied on as statements or representations of fact, therefore all prospective purchasers or tenants must satisfy themselves as to their accuracy.

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Information Commissioner's Office

PRS Property
Redress
Scheme

 CREDAS