



## 47 Salisbury Road, Alum Rock, Birmingham B8 1SS

**Price £167,500**

### BUY TO LET OPPORTUNITY.

47 and 49 Salisbury Road are a pair of adjoining semi detached houses presently let out under assured shorthand tenancy agreements, at £575 pcm per house.

Our client would like to sell them as one lot to a landlord who would continue with the existing tenancy agreements. However, we would consider individual sales should this be required.

The properties comprise of freehold 3 bedroom semi's with through lounges, gas central heating and off road parking spaces to the front. For details of the existing rental agreements please contact our office.



Salisbury Road is located off Berry Road which in turn can be accessed off the main Highfield Road Washwood Heath

These two properties are located in the heart of the cul-de-sac behind a full width block paved foregarden/vehicular driveway approach. In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

### THE ACCOMMODATION BRIEFLY COMPRISES

#### ON THE GROUND FLOOR

##### RECEPTION HALL

Twin panel central heating radiator, staircase off.

##### THROUGH LOUNGE

28'7 x 13'3 max 8'7 min (8.71m x 4.04m max 2.62m min)

Laminated flooring, twin panel central heating radiator.

##### KITCHEN (REAR)

10'11 x 7'8 (3.33m x 2.34m )

Single drainer stainless steel sink unit, with double door base unit below. Further 2 single door base units, 2 double door and a single door wall unit, gas cooker point, plumbing for automatic washing machine, Baxi wall mounted gas fired central heating boiler.

#### ON THE FIRST FLOOR

##### LANDING

Separate store.

##### BEDROOM 1 (REAR)

13'9 x 10'4 (4.19m x 3.15m)

Single panel central heating radiator.

##### BEDROOM 2 (FRONT)

13'1 x 8'10 (3.99m x 2.69m)

Single panel central heating radiator.

##### BEDROOM 3 (FRONT)

10'1 x 7'7 (3.07m x 2.31m)

Single panel central heating radiator.

##### BATHROOM

7'11 x 6' (2.41m x 1.83m)

Panelled in bath with shower attachment. Pedestal wash hand basin, low flush w.c. single panel central heating radiator.

##### OUTSIDE

Paved terrace.

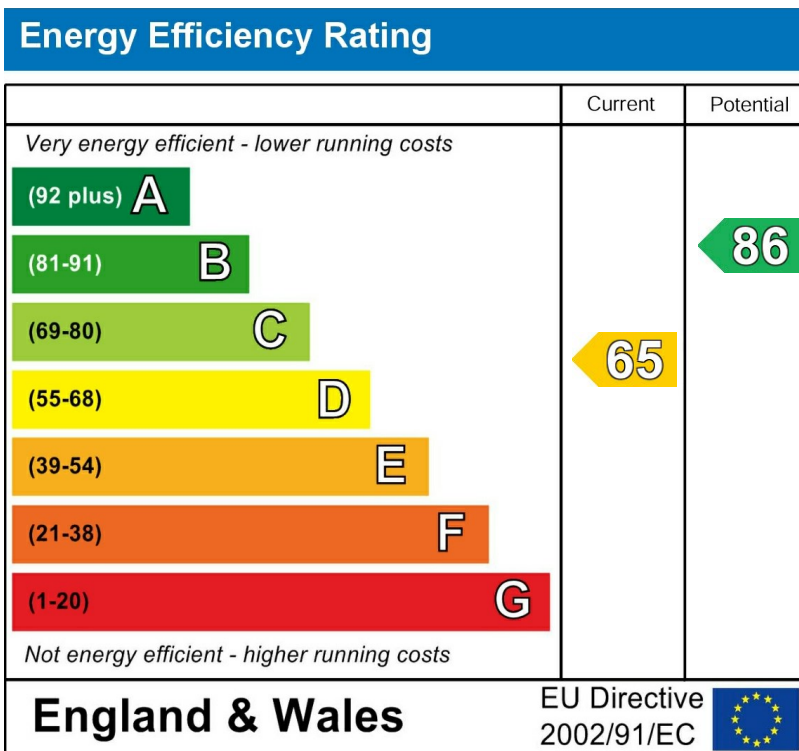
Lawned rear garden.

##### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,607.34 Year 2022/23

##### CONFIRMATION OF TENANCY

We can confirm that both 47 & 49 Salisbury Road are presently let at a rental of £575 pcm on an Assured Shorthold Tenancy Agreement under Part 1 of the Housing Act 1988.



**TENURE:** We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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