PTN Estates

Residential Sales & Lettings









36 Woodcombe Close, , Brierley Hill, DY5 3PQ **£140,000**

An excellent opportunity for investors to acquire this well-presented, two-bedroom first-floor apartment, offered for sale with professional tenants already in situ, providing an immediate rental income.

The accommodation comprises an attractive and spacious lounge, fitted kitchen, two generously sized double bedrooms and a shower room.

Further benefits include gas central heating, double glazing and parking

The property is currently generating a rental income of £850 per calendar month (£10,200 per annum), representing an attractive gross rental yield of approximately 7.29% based on the asking price.

Offered to investors only, with tenants in situ, this property presents an ideal opportunity for those looking to add an income-producing property to their existing portfolio or enter the buy-to-let market.

Lounge 3.57 x 4.94
Double glazed window to the front elevation, two ceiling light points, fire surround, gas central heating radiator, laminate flooring and door to the Kitchen

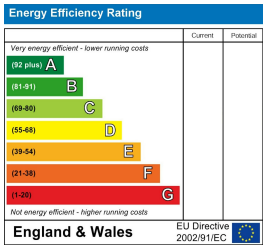
Kitchen 2.40 x 3.71
Wall and base units, single drainer sink unit, oven, hob and extractor, plumbing for washing machine, tiled floor, ceiling light point, double glazed window to the rear elevation

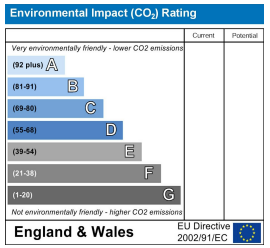
Bedroom One 2.97 x 3.84 (to wardrobes)
Double glazed window to the rear elevation, ceiling light point, gas central heating radiator and mirrored wardrobes

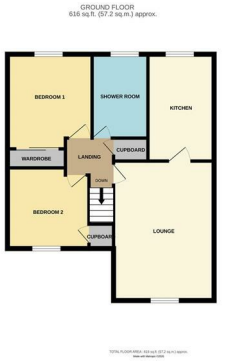
Bedroom Two 2.99 x 2.97
Double glazed window to the front elevation, gas central heating radiator, ceiling light point, tiled floor, cupboard over the stairs

Shower Room
Shower cubicle, low flush wc, wash hand basin, tiled floor, part tiled walls, ceiling light point and double glazed window to the rear elevation

Hallway & Landing
Upvc entrance door, ceiling light point, stairs to first floor, loft access hatch







Accuracy of Brochures
PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer
Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephensons or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.