



**APARTMENTS 1-9 SHERBORNE PLACE, 301 - 303  
MEADWAY, BIRMINGHAM, B33 8NP**  
FREEHOLD RESIDENTIAL INVESTMENT FOR SALE  
561 SQ M (6,038 SQ FT)

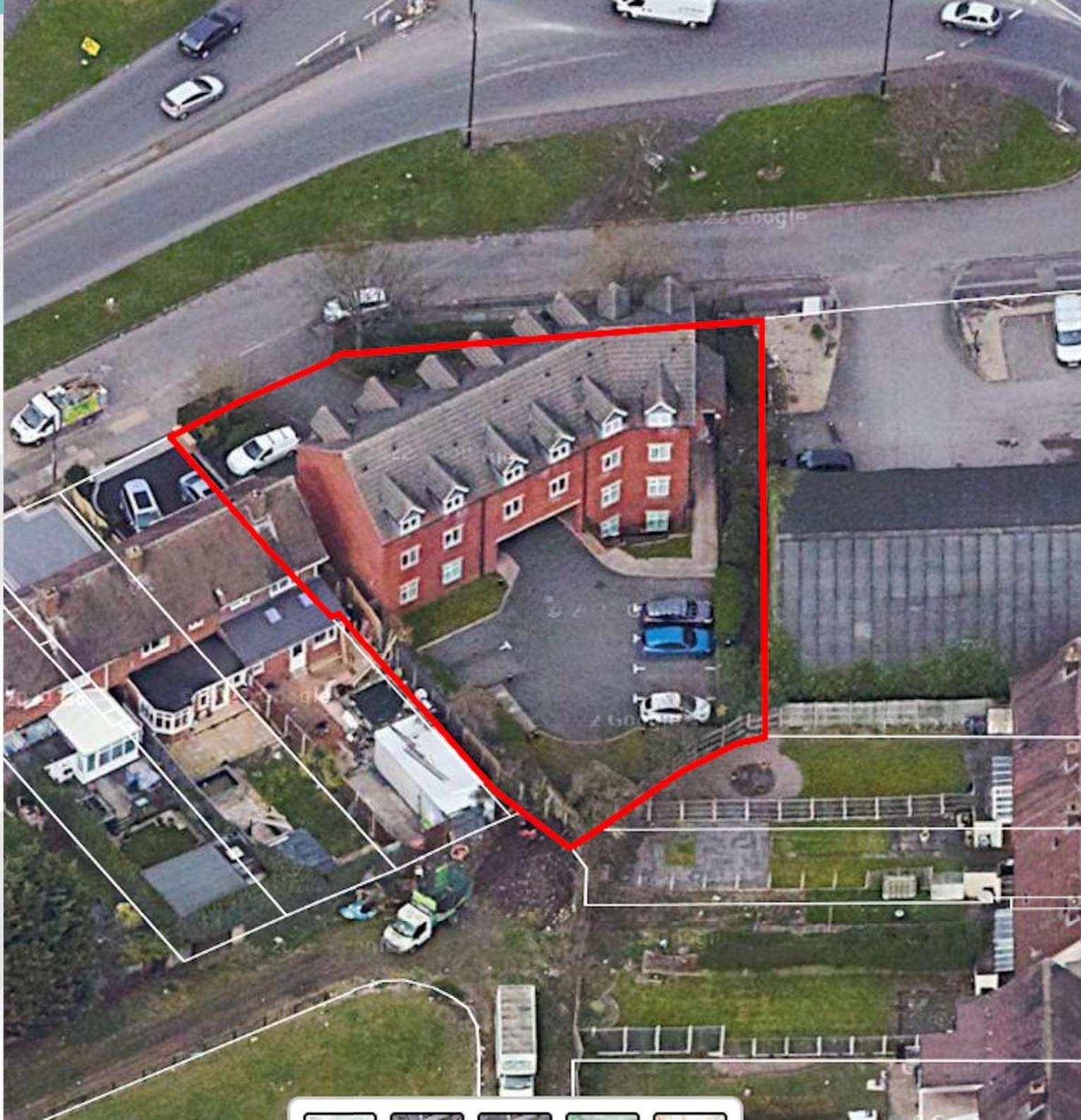


# Summary

## Freehold Residential Investment Opportunity

<b>Available Size</b>	561 sq m
<b>Price</b>	Offers from £1,200,000
<b>Business Rates</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

- Fully let and income producing £66,240 per annum gross
- 9x Two bedroom flats
- 11 minutes to Birmingham New Street from Lea Hall
- Established residential location
- Well presented flats with ensuite to master bedrooms
- A range of national retailers and independent service providers in close proximity
- 9 allocated parking spaces

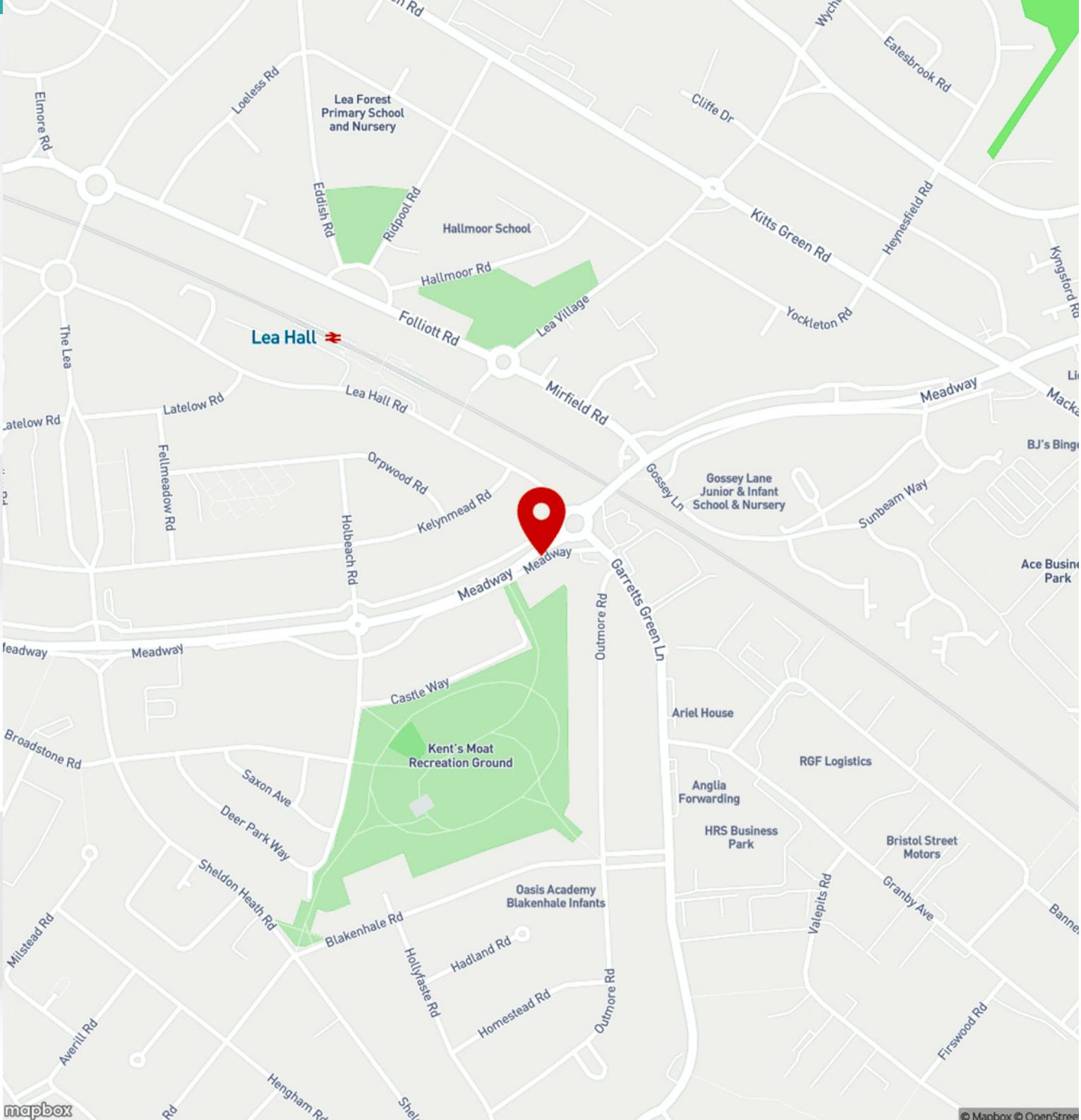


# Location

 Apartments 1-9 Sherborne Place 301 - 303 Meadway, Birmingham, B33 8NP

Birmingham City Centre is located 7.1 miles west of Sherborne Place, Lea Hall Railway station is located 0.4 miles north with a journey time to Birmingham New Street in 11 minutes. The property is well situated directly southwest of the roundabout at Meadway and Garretts Green Lane.

Occupiers in close proximity are McDonalds, ASDA (0.4 miles west), Lidl (0.5 miles east). Surrounding the property are various parks including Sheldon Country Park, Meriden Park and Batchelors Farm Recreation Ground.





# Further Details

## Description

Built in the early 2000s the property is of traditional construction, arranged over three floors, with brick-facing elevations, concrete flat arches above the double-glazed UPVC cased fenestration, under a tiled pitch roof.

Internally, the property consists of 9x two-bedroom apartments, each with an ensuite toilet and stand-up shower to the master bedroom. Apartments benefit from integral storage, kitchen, lounge area, a corridor and two bedrooms.

Externally, the property benefits from one allocated parking space per flat, landscaped grounds with a treelined and metal fence to outline the boundary. Immediately south of the property is Kent's Moat Recreation Ground.

Flats are well presented with fitted kitchens and bathrooms, a mixture of tiled, carpeted and wooden floors.

## Terms

Offers invited for the Freehold and individual head leasehold interests combined.

PRICE - £1,200,000 reflecting a gross yield of 5.5%.

## Income

The property is 100% let and income-producing £66,240 per annum, by way of Assured Shorthold Tenancy Agreements (ASTs). Estimated rental value suggest the property has scope to command £91,200 per annum, that would show an investor a gross yield of 7.6%.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Apartment 1 - Ground Floor Flat	731	68
Unit - Apartment 2 - Mid-Floor Flat	753	70
Unit - Apartment 3 - Mid-Floor Flat	581	54
Unit - Apartment 4 - Top-Floor Flat	753	70
Unit - Apartment 5 - Top-Floor Flat	656	61
Unit - Apartment 6 - Basement Flat	570	53
Unit - Apartment 7 - Ground Floor Flat	753	70
Unit - Apartment 8 - Mid-Floor Flat	656	61
Unit - Apartment 9 - Top-Floor Flat	570	53
<b>Total</b>	<b>6,038</b>	<b>560</b>

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



## Enquiries & Viewings



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07786 735596  
0238 082 0900



**Ben Duly**

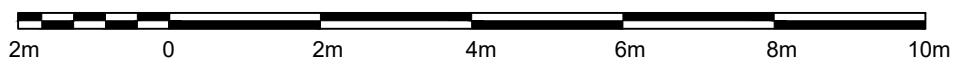
bduly@vailwilliams.com  
07771 542132  
01202 558262



## Flat 1: 68.35m<sup>2</sup> / 735.71sqft

PLEASE NOTE:  
FOR EXTERNAL BUILDING DIMENSIONS  
REFER TO ENGINEERS DRAWINGS.  
INTERNAL DIMENSIONS SHOWN ARE SUB  
TO CHECKING AND CONFIRMATION ON  
SITE BY CONTRACTOR DUE TO AS BUILT  
SIZE DISCREPANCY

## Floor Plan



Date: Scale: Drawn:  
Sept 23 1:500 @A4 RH

Drawing No:  
P23-B168FN-AP-2001

Revision:  
S.01

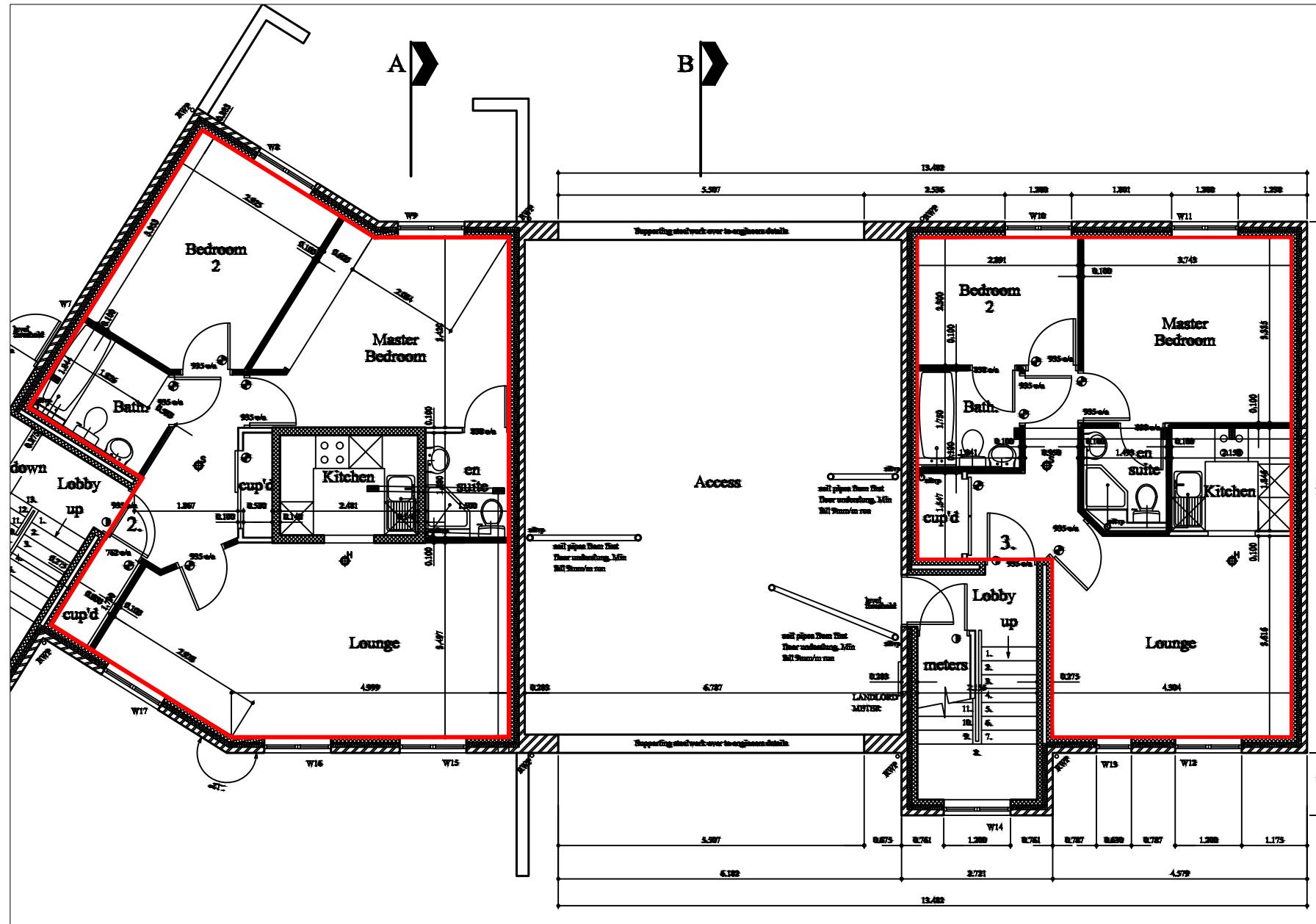
**Note:**  
This drawing is copyright and must not be reproduced or disclosed to third parties without prior permission.

Any discrepancies in dimensions or details on these drawings must be drawn to our attention.

All dimensions in millimetres unless noted otherwise.

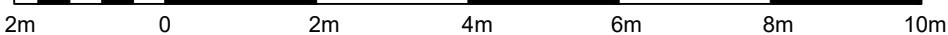
**Flat 2: 70.42m<sup>2</sup> / 757.99sqft**

### Flat 3: 52.82m<sup>2</sup> / 568.55sqft



## Floor Plan Scale 1:100

Page 1 of 1



2m 0 2m 4m 6m 8m 10m

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Drawing Title:  
**Apartments 2 and 3**

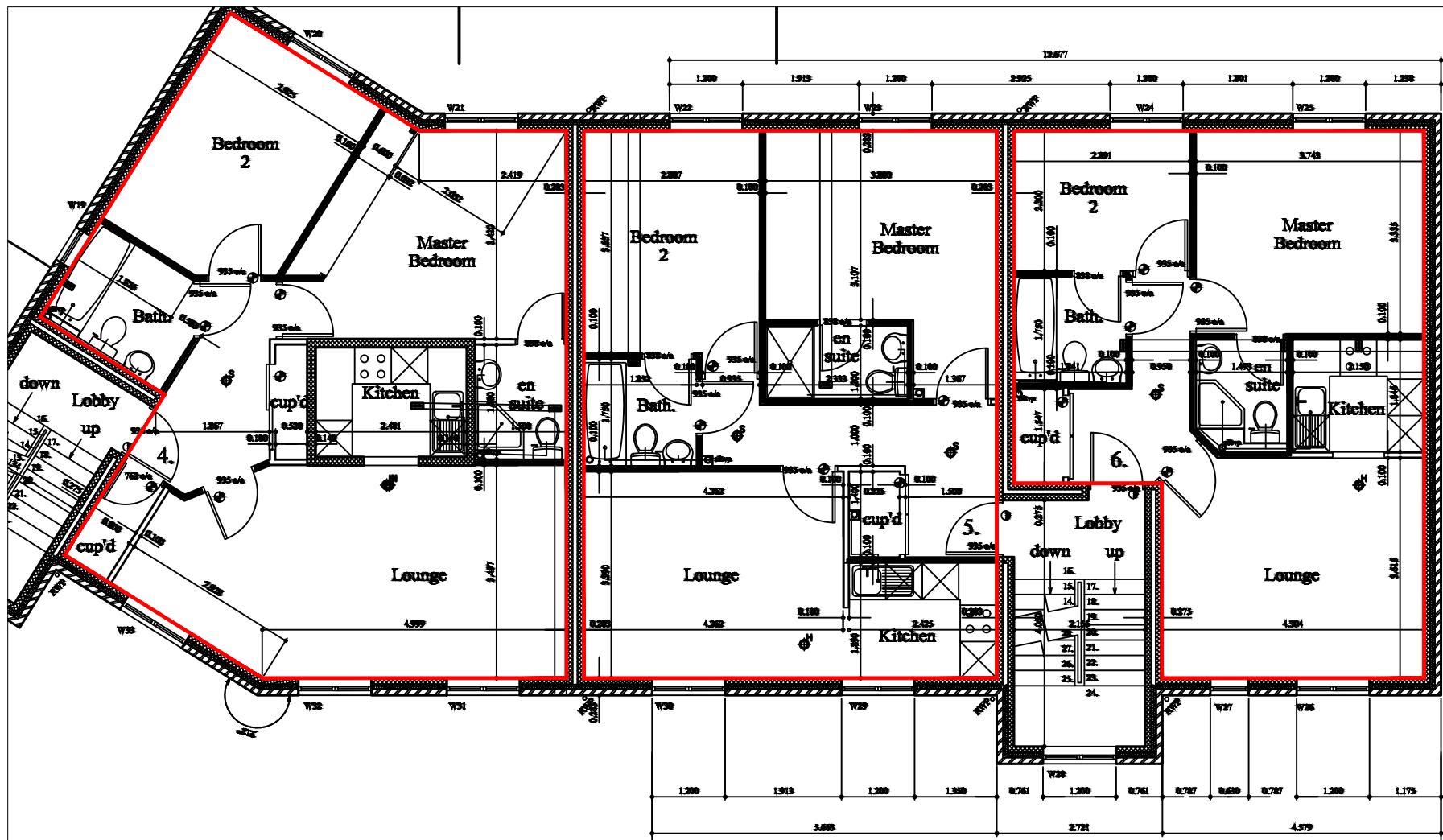
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Drawing No:  
P23-B168FN-AP-2002

Drawn:  
RH

Drawing No:  
P23-B168FN-AP-2002

Revision  
S 01



Rev. Amendment Date



**BUILDING CONSULTANCY**  
Apex Plaza, 3 Forbury Rd, Reading RG1 1AX  
T 0118 909 7400

info@vailwilliams.com www.vailwilliams.com

Client:

Location:  
Sherborne Place  
Birmingham  
B16 8FN

Project:  
Areas

Drawing Title:  
Apartments 4, 5 and 6

Date: Scale: Drawn:  
Sept 23 1:500 @A4 RH

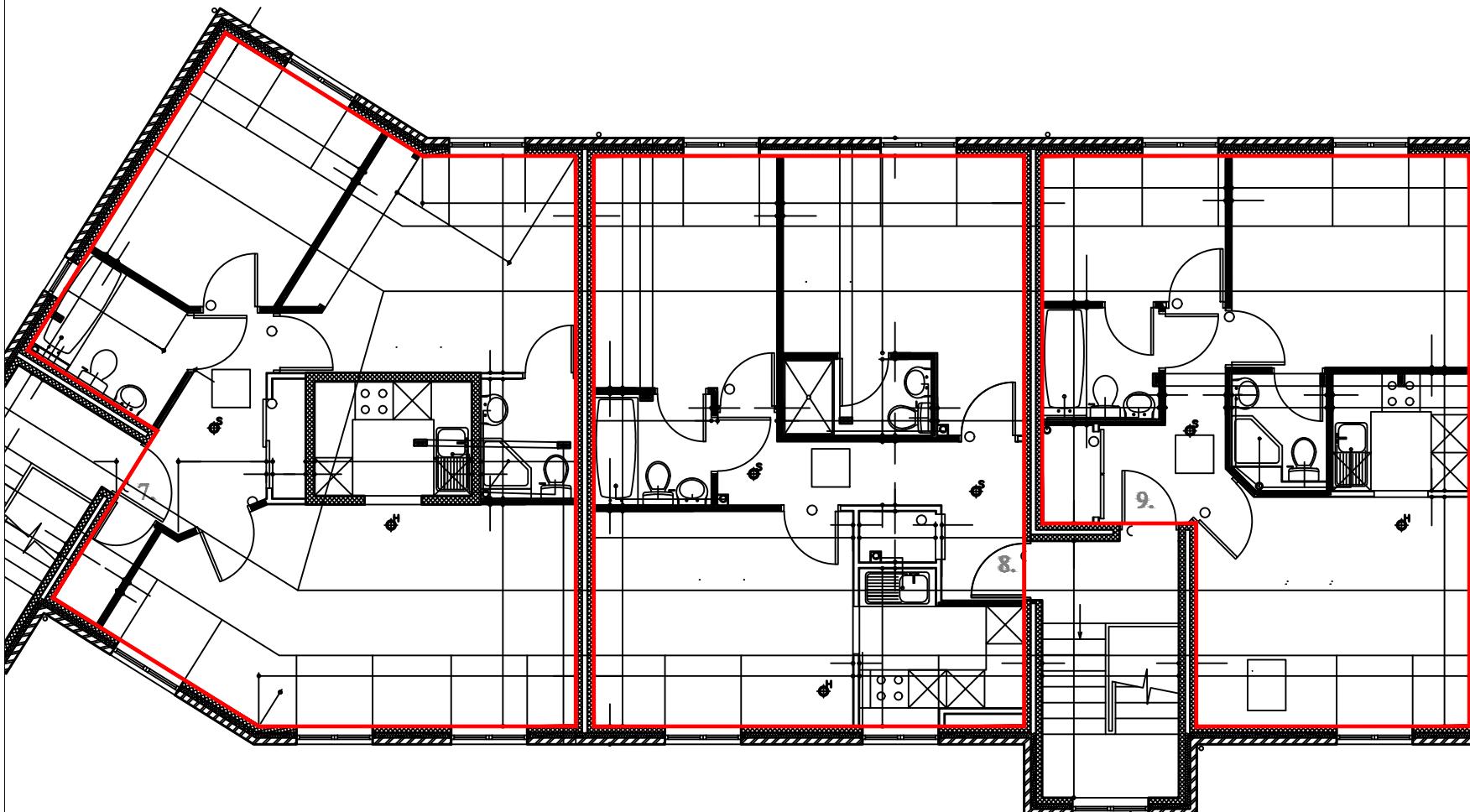
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P23-B168FN-AP-2003

Revision:  
S 01

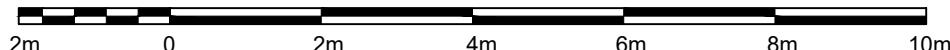
Floor Plan  
Scale 1:100



2m 0 2m 4m 6m 8m 10m



Floor Plan  
Scale 1:100



2m 0 2m 4m 6m 8m 10m

**Flat 7: 70.34m<sup>2</sup> / 757.13sqft**

**Flat 8: 61.00m<sup>2</sup> / 656.60sqft**

**Flat 9: 52.76m<sup>2</sup> / 567.90sqft**

Rev. Amendment Date



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Client:

Location:  
Sherborne Place  
Birmingham  
B16 8FN

Project:  
Areas

Drawing Title:  
Apartments 7, 8 and 9

Date: Scale: Drawn:  
Sept 23 1:500 @A4 RH

Drawing No: P23-B168FN-AP-2004 Revision: S01