

40-42 Gravelly Hill, Erdington, Birmingham, B23 7JY



**FOR SALE**  
Freehold Residential Investment Opportunity  
Comprising of 15 Rooms

## Location

The property is situated along Gravelly Hill (A5127) in the Erdington area of Birmingham and some 4 miles northeast of the City Centre.

The property is within walking distance of Erdington Town Centre which is home to a number of national occupiers.

Gravelly Hill A5127 is the main route linking the city centre to Erdington and Sutton Coldfield and offers excellent public transport links.

The property is also within close proximity to J6 of the M6 motorway at Spaghetti Junction.

## Description

The property comprises a substantial detached building of two semi-detached houses that have been converted to provide 15 large residential rooms arranged over three levels.

The property has been recently refurbished and provides good quality accommodation throughout with large communal living rooms and kitchens in each building.

The front benefits from a large, tarmacked drive and the rear comprises of a spacious garden.

## Title / Tenure

We understand each property is held freehold.

## Tenancy Schedule

A full tenancy schedule is available upon request from the Agent.

The property is currently let at £50,400 per annum exclusive but can also be sold with the benefit of vacant possession.

## Price

Unconditional offers in the region of £659,000 are sought for the freehold interest, subject to contract.

