



Dawlish Road

Selly Oak

B29 7AR

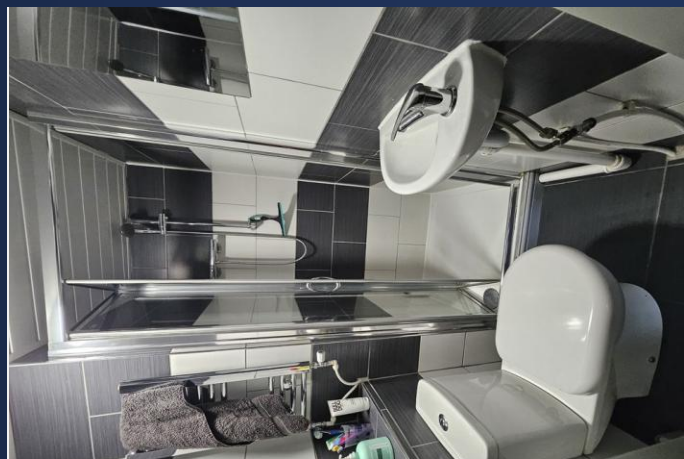
Asking Price Of **£625,000**

Achieving A Yearly Income Of £45,756.00

Freehold

Fully Occupied Student Accommodation

1,711 Sq. Ft



Property Description

DESCRIPTION Presenting a fantastic investment opportunity on Dawlish Road, nestled in the heart of Selly Oak, one of Birmingham's most sought-after student areas. This impressive 8-bedroom, 8-ensuite property spans 1711 sq. ft. and is fully occupied, offering a guaranteed income stream until June 2026.

Located within the prestigious 'Golden Triangle' of Selly Oak, this property enjoys proximity to key university campuses, including The University of Birmingham, and is just a short walk from local amenities, transport links, and vibrant student life. With a modern design and well-maintained interiors, each room is self-contained with its own ensuite, ensuring a high level of privacy and comfort for residents.

KEY FEATURES 8 Spacious Bedrooms, Each with Ensuite Bathroom

Fully Occupied with Tenants until June 2026

Total Area: 1711 Sq. Ft.

Prime Location in the 'Golden Triangle' of Selly Oak

Close to The University of Birmingham and Local Amenities

Ideal for Investors Seeking Reliable Student Rental Income

This property offers an exceptional investment opportunity in one of the most desirable student housing areas of Birmingham. Don't miss out on securing a property that promises both high demand and stable returns.

For more information or to arrange a viewing, contact us today!

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: B



Floor Layout



Total approx. floor area 1,711 sq ft (159 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements