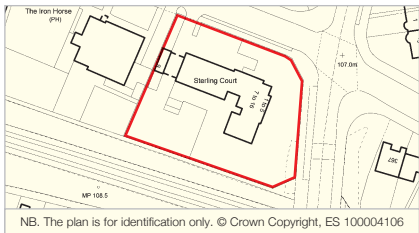


Birmingham

Flats 1-16 Sterling Court, 357 Flaxley Road, Stechford B33 9EQ

- **A Freehold Purpose Built Apartment Block**
- Arranged to provide 16 x Two Bedroom Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Located within close proximity to Stechford and Lea Hall Rail Stations
- Site Area Approximately 0.224 Hectares (0.554 Acres) including Car Parking for around 20 Cars
- Total Current Rent Reserved
£111,240 per annum (equivalent)



To View

The property will be open for viewing every Wednesday before the Auction between 11.45 a.m. – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Pinsent Masons
(Ref: Robert Pettigrew).
Tel: 0121 260 4066.
Email: robert.pettigrew@pinsentmasons.com

INVESTMENT – Freehold Apartment Block and Site



Tenure

Freehold.

Location

The property is situated in the Stechford area of Birmingham, approximately 8km (5 miles) east of Birmingham city centre. The property is located on the southern side of Flaxley Road, at its junction with Church Lane. Sterling Court benefits from good transport links. The property is situated approximately 15 minutes' walk from both Stechford and Lea Hall Rail Stations, which provide access to Birmingham New Street Station with a journey time of less than 10 minutes. Additionally, Birmingham Airport is located less than 8km (5 miles) to the south-east. Junction 4 of the M6 and Junction 7 of the M42 motorways are both approximately 8km (5 miles) from the property and provide access to the UK's wider motorway network. The surrounding area is predominantly residential. Stechford Retail Park is within 1.5km (one mile) and provides a number of retail outlets, including Matalan, Currys and Argos. There are also a number of schools and green spaces in the surrounding area.

Description

The property comprises an "L" shaped purpose built block arranged over ground and two upper floors. The property is internally arranged to provide 16 x two bedroom flats. Flat 6 benefits from its own entrance and is arranged over ground and two upper floors. Flats 3, 4 and 5 are each situated on the ground floor and benefit from their own entrances. The remaining flats are each arranged over a single floor and are accessed through one of the two communal entrances at ground floor level. The block benefits from car parking for around 20 cars and each flat also benefits from UPVC double glazing and an intercom system (not tested).

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Birmingham City Council.
Tel: 0121 303 1115.

Flat	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
1	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 11th June 2015 (holding over)	£575 p.c.m.	£6,900 p.a.
2	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 30th November 2015 (holding over)	£600 p.c.m.	£7,200 p.a.
3	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 3rd November 2014 (holding over)	£550 p.c.m.	£6,600 p.a.
4	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 22nd January 2016 (holding over)	£600 p.c.m.	£7,200 p.a.
5	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 20th December 2014 (holding over)	£575 p.c.m.	£6,900 p.a.
6	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 26th June 2016 (holding over)	£575 p.c.m.	£6,900 p.a.
7	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 19th November 2014 (holding over)	£575 p.c.m.	£6,900 p.a.
8	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 1st September 2014 (holding over)	£570 p.c.m.	£6,840 p.a.
9	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 22nd September 2015 (holding over)	£600 p.c.m.	£7,200 p.a.
10	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 26th June 2016 (holding over)	£575 p.c.m.	£6,900 p.a.
11	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 29th September 2015 (holding over)	£600 p.c.m.	£7,200 p.a.
12	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 1st December 2013 (holding over)	£575 p.c.m.	£6,900 p.a.
13	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 1st May 2016 expiring 30th April 2017	£575 p.c.m.	£6,900 p.a.
14	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 30th September 2015 (holding over)	£600 p.c.m.	£7,200 p.a.
15	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 10th June 2013 (holding over)	£575 p.c.m.	£6,900 p.a.
16	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 11th April 2015 (holding over)	£550 p.c.m.	£6,600 p.a.
Total			£9,270 p.c.m.	£111,240 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.