

LOT  
**64**

38 Elm Grove, Birkenhead, Merseyside CH42 0LA

GUIDE PRICE **£200,000+**\*

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity producing £32,388 per annum. A three storey plus basement semi-detached house converted to provide eight self-contained flats (three × one bedroomed and five × studios). Seven of the flats are currently let by way of Assured Shorthold Tenancy Agreements producing a rental income of approximately £32,388 per annum. When fully let the potential rental income is approximately £36,000 per annum. The property benefits from double glazing, electric heating, intercom entry system, large rear garden and car parking to the front for several cars. Please note this property is sold as seen.

### Situated

Off Derby Road in a popular and well established location close to local amenities, schooling and approximately 1 mile from Birkenhead town centre and Queensway Tunnel linking to Liverpool city centre.

### Basement

**Flat 1** (separate entrance)  
Lounge, Kitchen, Bedroom,  
Bathroom/WC.

### Ground Floor

**Flat 2** (separate rear entrance  
& private rear garden) Open  
Plan Lounge/Kitchen, Bedroom,  
Shower Room/WC. Main Front  
Entrance

**Flat 3** (studio) Lounge/Bedroom,  
Kitchen, Shower Room/WC.

**Flat 4** (studio) Lounge/Bedroom,  
Kitchen, Shower Room/WC.

### First Floor

Half Landing  
**Flat 5** (studio) Lounge/Bedroom,  
Kitchen, Shower Room/WC.  
**Flat 6** (studio) Lounge/Bedroom,  
Kitchen, Shower Room/WC.



**Flat 7** (studio) Lounge/Bedroom,  
Kitchen, Shower Room/WC.

### Second Floor

**Flat 8** Lounge, Kitchen,  
Bedroom, Shower Room/WC.

### Outside

Communal rear gardens, parking  
for several cars, garage.

### EPC Ratings

**Flat 1 D. Flat 2 E. Flat 3 E. Flat  
4 C. Flat 5 C. Flat 6 C. Flat 7 C.  
Flat 8 E.**

### Council Tax Band

A