



### Description

A substantial four storey semi-detached property converted to provide four self-contained flats comprising one x studio flat, two x two bedroomed flats, one x three bedroomed flat (en-suite). The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £34,380 per annum. The property benefits from central heating, gardens and off-road parking.

### Situated

Situated off Prescott Road (A57) at its junction with Sheil Road in an established residential location within close proximity to all local amenities, excellent transport links and approximately 2.5 miles to city centre and universities.

### Lower Ground Floor

**Flat 2** Two Bedrooms, Living Room, Open Plan Kitchen/Dining Area, Shower/WC Ground Floor – Main Entrance Hallway.

**Studio Flat** Open plan Living Room/Dining/Kitchen/Bedroom, Bathroom/WC

Kitchen/Living Room, Stairs to Master Bedroom with en-suite

### Outside

Private Rear Garden, Shared Driveway

### EPC Rating

**Flat 1 C. Flat 2 D. Flat 3 C. Flat 4 E**

### First Floor

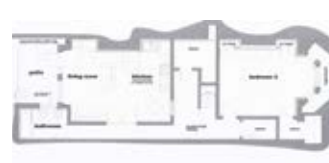
**Flat 3** Two Bedrooms, Living Room, Kitchen, Bathroom/WC

### Second Floor

**Flat 4** Hall, two Bedrooms, Bathroom/WC, Open Plan

### Council Tax Band

**Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A**



**Tenure**  
Freehold

