



- **Investment For Sale: Four Flats. May Split**
- **Gas Central Heating, Double Glazing**
- **EPCS Band D, Ratings 59/64/61/66**
- **Parking at Rear Of Property**
- **Current Income £2335 pcm exclusive of bills**
- **Please Ask an Advisor for Further Details**



**128 & 130 , Birches Head Road**  
Stoke-On-Trent, ST1 6LN

**£330,000**

## Description

Investment Opportunity: Two large terraced properties split into four flats each with two bedrooms. All flats are central heated, double glazed and leased to sitting tenants. Each flat is self contained, on separate meters, central heated and double glazed with an allocated parking space at the rear. The current passing rental for the four flats is £2335.00 pcm exclusive of bills equating to an annual rental roll of £28,020 (circa 8.5% yield at the asking price). All energy performance certificates are band D.

## Accommodation

### 128 Birches Head Road

#### Hallway

With PVCU door front, carpeted floor and access to each flat at 128.

#### Flat 1

Let on an AST at £595 pcm. The property is double glazed and central heated. Comprises Living room, kitchen diner, two bedrooms and a bathroom.

#### Flat 2

Currently let on an AST for £595 pcm. The property is gas central heated and double glazed. Comprises hall and landing, kitchen, living room, bathroom and two bedrooms.

### 130 Birches Head Road

#### Flat 1

Let on an AST at £595 pcm. The property is gas central heated and double glazed. Accommodation comprises entrance hall, living room, kitchen, bathroom and two bedrooms.

#### Flat 2

Currently let on an AST for £550.00 pcm. The property comprises hall and landing, living room, kitchen diner, bathroom, two bedrooms and a box room. The property is gas central heated and double glazed.

#### Outside

To the frontage are walled forecourts. At the rear is off road parking for one vehicle per flat accessed off Hammersley Street.

## EPC's

EPC's for the properties are all band D ratings from 59-66.

## Rental Information

All the properties are occupied and on assured shorthold tenancies at rentals from £550.00 pcm to £595.00 pcm. The rental excludes all utility bills and all flats have separate supplies and meters.

## Titles

The property comprises two titles (128 & 130 Birches Head Road). These can be brought individually or together as our client would consider splitting into two sales.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



#### **Equipment and Apparatus**

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

**sales • lets • surveys • auctions**



**www.keates.uk.com**



## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

# Energy performance certificate (EPC)

Flat 2  
128 Birches Head Road  
STOKE-ON-TRENT  
ST1 6LN

Energy rating

D

Valid until:

30 September 2031

Certificate number:

7900-6846-0522-0099-3193

## Property type

Top-floor maisonette

## Total floor area

72 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy performance.](#)