



# BUY-TO-SA OPPORTUNITY

PRODUCED BY M&J PROPERTY SOLUTIONS



**BIRMINGHAM**



**4 BED HOUSE**



**£250k**



**8.6% ROI**





# PROPERTY DETAILS

**ADDRESS**

**BIRMINGHAM, B37**

**PURCHASE PRICE**

**£250,000**

**PROPERTY TYPE**

**BUY - TO - SERVICED ACCOMMODATION**

**EPC RATING | D**

**TENANTED | NO**

**TENURE | FREEHOLD**

**PARKING | YES**

A lovely three bedroom family home offered for sale with no onward chain, ideally located close to all major transport links and nearby business parks. Marston Green presents a strong opportunity for serviced accommodation targeting contractors and business travellers, driven by its exceptional connectivity and proximity to major employment and infrastructure hubs. Marston Green combines accessibility, ongoing regeneration and sustained professional travel demand, making it particularly well suited for high-occupancy serviced accommodation strategies.



# COMPARABLE PROPERTIES

## Leyburn Road, B37 5JY

- 4 Bed House
- £205 per night average
- 64% Occupancy

## Holly Lane, B37 7AP

- 4 Bed House
- £225 per night average
- 89% Occupancy

## Wheatcroft Drive, B37 7LN

- 4 Bed House
- £252 per night average
- 65% Occupancy



# Cashflow Information

This 4 bed semi detached house situated in Marston Green, Birmingham, gives investors the opportunity to purchase a property suitable for use as serviced accommodation for contractors and visitors to the area.

Located just minutes from Birmingham Airport and Birmingham International Station, the area benefits from constant demand generated by aviation staff, travelling contractors and corporate visitors. The National Exhibition Centre (NEC), one of the UK's busiest event and exhibition venues, attracts year-round exhibitions, trade shows and large-scale events, creating consistent short-stay accommodation requirements. In addition, the nearby HS2 Interchange station, set to become a major regional transport gateway, is expected to support significant long-term economic growth, infrastructure investment and contractor demand in the surrounding area.

Purchasing Costs	
Purchase Price:	£250,000
Stamp Duty:	£15,000
Sourcing Fee:	£5,000
Refurb:	£0
Deposit:	£62,500
<b>Total Required:</b>	<b>£82,500</b>
Mortgage Value:	£187,500
Interest Rate:	5%
Monthly	
Rent Income:	£4,290
Mortgage Payment:	£780
Management / Service	£1,587
<b>Monthly Cash Flow</b>	<b>£1,923</b>
<b>Gross Yield</b>	<b>8.55%</b>
<b>Cashflow ROCE</b>	<b>27.97%</b>



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# CONTACT US

Have any questions about this investment?

CONTACT US TODAY

### **\*\*\*DISCLAIMER\*\*\***

**This case study is provided for illustrative purposes only and does not represent a live investment opportunity or financial advice. All figures are estimates based on current market conditions.**



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