

GROVE ROAD, BIRKENHEAD, WIRRAL, CH42 3XX

GUIDE PRICE £275,000

7 7

Fully tenanted seven-unit investment in Birkenhead generating £37,800 annually, with parking, strong yields, and growth potential.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
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- 7 x Self Contained Flats
- Freehold Title
- Driveway & Parking for 3 Vehicles

- BTL Investment
- Annual Income of £37,800
- Viewings By Appointment Only









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For Sale via Secure Sale Online Bidding - Terms & Conditions Apply.

Investment Opportunity – Fully Tenanted Block of 7 Units | Grove Road, Birkenhead

We are delighted to present this substantial semi-detached investment property, comprising a total of 7 self-contained units arranged over three floors. The property includes:

- 3 × one-bedroom flats
- 4 × studio flats

Each flat has it's own en-suite facilities.

The accommodation is well laid out across the building:

- Ground Floor: 3 flats
- First Floor: 3 flats
- Second Floor: 1 flat

Income & Tenancy

The property is fully tenanted on Assured Shorthold Tenancies (ASTs), generating a gross annual income of approximately £37,800, making it an attractive turnkey investment opportunity.

Key Features

- Off-road parking for up to 3 vehicles.
- Rear garden access allocated exclusively to one ground floor flat (maintained by the tenant)
- Hard-wired, fully maintained fire detection system throughout the property
- Communal gas-fired boiler providing heating and hot water (serviced annually)

Location

Situated on Grove Road in Birkenhead, the property benefits from convenient access to local amenities, transport links, and nearby commercial areas making it a desirable rental location.

Tenure

- Freehold
- Title Number: MS324308

EPC Ratings

Flat 1 – D
Flat 2 – C
Flat 3 – D
Flat 4 – C
Flat 5 – D
Flat 6 – C
Flat 7 – E

Viewings strictly by appointment only.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A (Wirral Borough Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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