

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Somerton Court, Turfpits Lane, Erdington, Birmingham, B23 5DS

Asking Price £90,000



Asking Price £90,000

Somerton Court, Turfpits Lane, Erdington, Birmingham, B23 5DS

PUBLIC NOTICE

Somerton Court, 17 Turfpits Lane, Birmingham, B23 5DS

We are acting in the sale of the above property and have received an offer of £87,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts take place.

EPC Rating C

Approach

Visitors parking area to the front of the property, secure intercom entry to the communal entrance hallway

Communal Entrance Hallway

Stairs rising to the first floor landing area with a glass and stainless steel effect banister and double glazed window to the front, an internal door to the rear entrance area via the secure rear door from the gated allocated parking area.

Private Entrance Hallway

Two storage cupboards one housing the water tank (We have not been able to verify the item working due to utilities being switched off) and consumer unit (We have not been able to verify the item working due to utilities being switched off) Electric wall mounted heater (We have not been able to verify the item working due to utilities being switched off), and doors to:-

Lounge/Kitchen

16'2" x 13'8" max 12'8" min (4.93m x 4.17m max 3.86m min)

Range of wall mounted and floor standing base units with a work surface over and matching up stands. Stainless steel effect sink and drainer unit with a mixer tap, appliances built in consist of an under unit oven (We have not been able to verify the item working due to utilities being switched off) with an electric hob over (We have not been able to verify the item working due to utilities being switched off), glass effect splash back with a stainless steel effect extractor over (We have not been able to verify the item working due to utilities being switched off) Plumbing for a washing machine, electric wall mounted heater (We have not been able to verify the item working due to utilities being switched off), wood effect flooring in the kitchen area only and two double glazed windows to the front.

Bedroom

12'2" x 12'1" (3.71m x 3.68m)

Double glazed window to the rear, and a wall mounted electric heater (We have not been able to verify the item working due to utilities being switched off)

Bathroom

7'8" x 5'6" (2.34m x 1.68m)

Suite comprised of a panelled bath with a tank fed shower over (We have not been able to verify the item working due to utilities being switched off), low flush WC and a pedestal wash hand basin. Partly tiled walls, wood effect flooring, ladder style wall mounted electric heater (We have not been able to verify the item working due to utilities being switched off) and a double glazed window to the rear.

OUTSIDE

Allocated Parking

The property has an allocated parking space to the rear accessed via a secure gated entrance area.

FURTHER INFORMATION



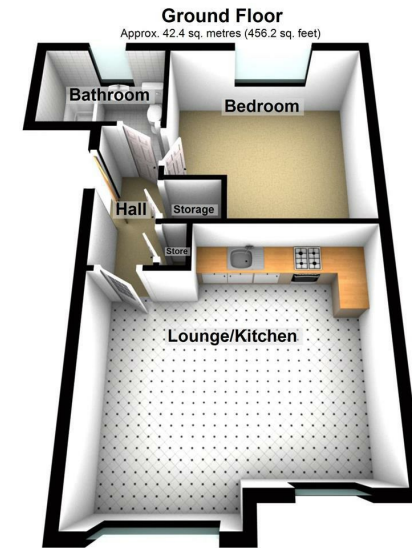
Lease was 155 years from 1st June 2007 - Approximately 139 years remaining

We are selling on behalf of an Asset Management Company

Ground Rent - £175.00 per annum

Service Charge - £785.11 payable 1/2 yearly

Tenure and lease terms and conditions- Would need to be confirmed via your solicitors



Total area: approx. 42.4 sq. metres (456.2 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

