



angelestates
your housing guardians

**FRANCIS ROAD, FIVE WAYS, EDGBASTON
BIRMINGHAM, B16 8SU**



**MODERN ONE BEDROOM GROUND FLOOR MAISONETTE-
STYLED APARTMENT LOCATED WITHIN THE EVER POPULAR
'BROADWAY PLAZA DEVELOPMENT' HAS NOW BECOME
AVAILABLE TO VIEW 'FOR SALE'. IDEAL FOR FIRST-TIME BUYER
OR POTENTIAL INVESTOR. CALL TO ARRANGE VIEWING!**

- GROUND FLOOR MAISONETTE
- ELECTRICALLY HEATED
- OPEN-PLAN LIVING SPACE
- OFF-ROAD PARKING
- NO UPWARD CHAIN
- ONE DOUBLE BEDROOM
- DOUBLE GLAZED WINDOWS
- MODERN FITTED BATHROOM
- SOUGHT AFTER LOCATION
- ENERGY RATING – E (50)

For Sale: Offers in Excess of £118,000

Francis Road, Five Ways, Edgbaston, B16 8SU

Entrance:

From pavement, block paved path and driveway (for one vehicle only) leads towards front entrance. Hardwood framed double glazed door and side window leads into:-

Reception/Dining Room: 18'0" x 10'10" (max) 8'5" (min)

Laminate flooring, wall mounted electric panel heater, two pendant light fittings and smoke alarm to ceiling. Wall mounted consumer units (fuse boards) and wall cupboard housing electricity meter. Open access to side, leads directly into:-

Kitchen: 11'4" (max, into recess) 6'8" (min) x 8'2" (max) 3'4" (min, within recess)

Anti-slip flooring, track spotlights, smoke alarm and extraction fan to ceiling. Range of kitchen base, drawer and wall units, roll top work surfaces with partly tiled walls as splashback, single bowl sink, drainer and mixer taps. Spaces provided for electric cooker, fridge/freezer and washing machine.

From kitchen, self-closing veneered door to side leads into **airing cupboard** with water tank, slatted shelf and water meter. From kitchen, self-closing veneered door directly ahead, leads into:-

Bathroom: 6'1" x 5'8" (max) 5'6" (min)

Anti-slip flooring, wall mounted heated towel rail with mirrored cabinet above, light fitting and extraction fan to ceiling. Bathroom suite comprises of:- Panelled bath with shower tap attachment, fully tiled walls around wet areas, pedestal wash basin with mixer tap and low level flush toilet. From kitchen, self-closing veneered door to side, leads into:-

Bedroom (Front): 11'7" x 10'4" (max, into recess) 9'8" (min)

Laminate flooring, pendant light fitting to ceiling, wall mounted electric panel heater and over-sized

Bedroom (Cont.):

double-glazed window to front elevation overlooking garden/communal area.

Local Authority Charge: (Financial Year 2023-2024)

The property has been 'Banded C' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the current financial year, council tax charges are **£1,693.98 per annum**.

Additional Charges:

According to documents supplied by the Vendor, for the current financial year, the property is subject a **annual Service Charge of £508.48** (subject to potential fluctuation based on expenditure on the block) and a separate **annual ground rent of £150.00** (payable to different companies).

Please be advised that additional fees could be incurred for items such as Leasehold Packs.

Please Note:

The property is currently rented to a working couple for **£600.00 per calendar month** (exclusive of bills) and the occupying tenants are currently on a periodic tenancy (until a buyer has been sourced).

Services:

All mains electricity and water are connected; none of these services have been tested during our inspection.

Tenure:

We are advised that the property tenure is **Leasehold**; confirmation of which should be obtained by reference to the title deeds and we believe that there is approximately 105 years (of 125) remaining on the lease (which commenced on 19th November 2003).

THE PROPERTY MISDESCRIPTIONS ACT 1991

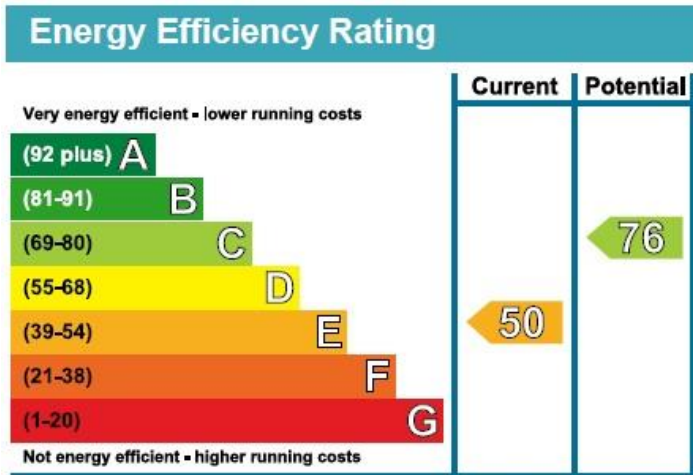
We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.



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Energy Performance Rating: E (50)



Are You Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Reception Room:



Internal Photographs:

Kitchen:



Bedroom:



Bathroom:



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