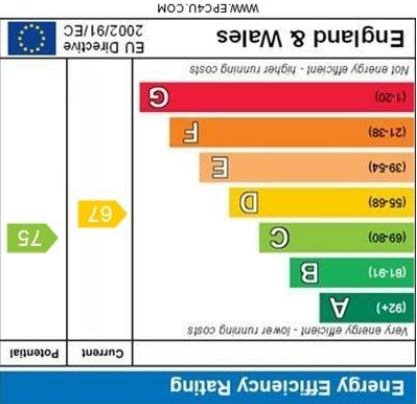


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



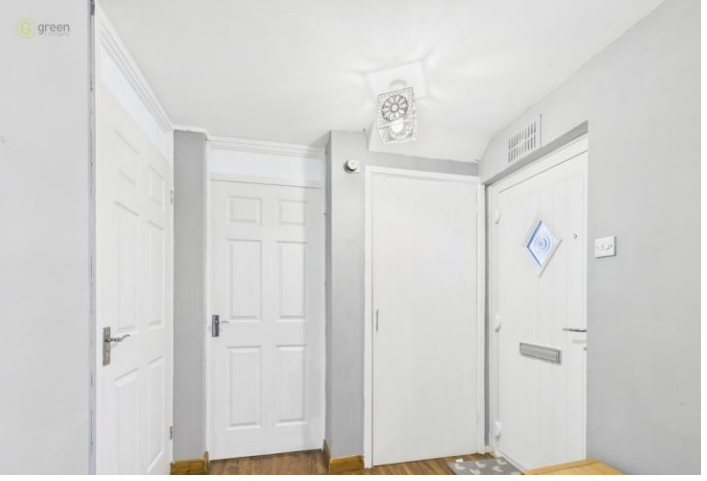
- SIZEABLE LOUNGE
- MODERN BATHROOM
- PERFECT INVESTMENT OPPORTUNITY
- FITTED KITCHEN
- BUILT-IN STORAGE CUPBOARDS



Priors Way, Erdington, Birmingham, B23 5XJ

£140,000





## Property Description

Discover your perfect home in this charming ground floor maisonette! Featuring a spacious one bedroom, this haven is designed for comfort and convenience. Enjoy the warm glow of gas central heating on chilly days, while the modern bathroom offers a touch of luxury. The sleek, separate kitchen is ideal for culinary adventures and, together with the inviting lounge dining area, creates a perfect space for relaxing or entertaining guests. Step outside to your very own private rear garden-your personal oasis for outdoor relaxation, gardening, or weekend gatherings. With sole access, you'll have the privacy and freedom to enjoy it fully! Don't miss the opportunity to make this delightful maisonette yours. Schedule a viewing today and experience the blend of modern comfort and charming features that make this home truly special!

OUTSIDE TO THE FRONT Two storage cupboards.

HALLWAY Front door, wood effect flooring, radiator, two storage cupboards.

KITCHEN 7' 10" x 9' 1" (2.39m x 2.77m) Tiled flooring, fitted kitchen, space for washing machine, space for fridge/freezer, wall units, floor units, fitted blind, gas hob, double oven and cupboard for boiler.

LOUNGE/DINER 9' 7" x 15' 4" (2.92m x 4.67m) Window, patio door to rear garden and radiator.

Small storage cupboard between the kitchen and living room.

BATHROOM 5' 0" x 8' 2" (1.52m x 2.49m) Sink, wc, fully tiled walls, enclosed shower cubicle, heated towel rail.

BEDROOM 10' 6" x 11' 9" (3.2m x 3.58m) Carpeted, window, radiator.

Council Tax Band A - Birmingham

Predicted mobile phone coverage and broadband services at the property :-  
Mobile coverage for:  
EE, O2, Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5 Mbps.  
Broadband Type = Superfast Highest available download speed 82 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 92 years remaining. Service Charge is currently running at £200 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £10 per annum and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?  
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