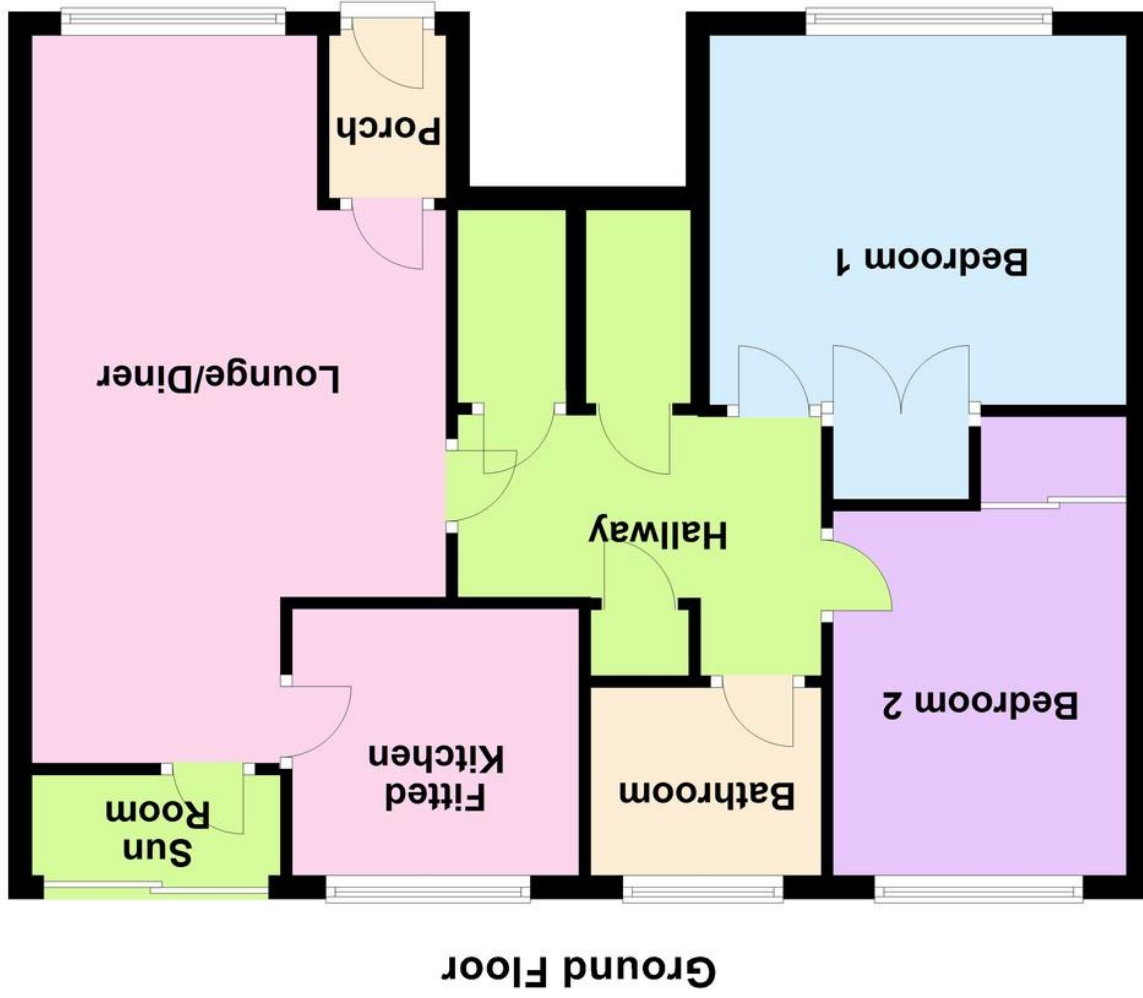
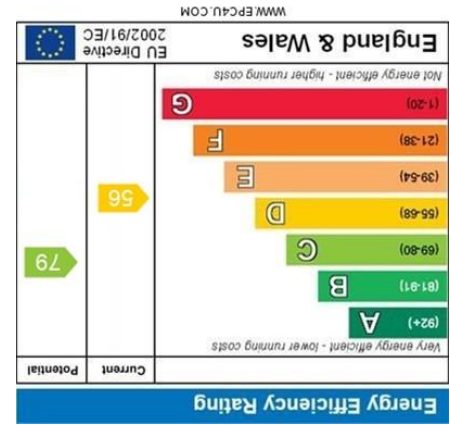


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Walmley | 0121 313 1991



- A TWO BEDROOM GROUND FLOOR FLAT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- WELL KEPT COMMUNAL GROUNDS

Park Close, Erdington, Birmingham, B24 0HL

£134,950



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

EXTENDED LEASE - This spacious two bedroom ground floor maisonette offers an ideal first time purchase or investment opportunity or even for someone looking to downsize to a property with the accommodation all on the ground floor. The property benefits from popular location, offering a quiet neighbourhood while still being within proximity to various local amenities. These include public transport links, parks, and schools, making it an ideal setting for various lifestyle needs.

The property briefly comprises an entrance porch, a spacious living room, a fitted kitchen, two double bedrooms and bathroom providing a perfect canvas for those seeking to create their dream home.

While the property may need modernising, its solid foundation and flexible layout make it a worthy investment. With the right vision and creativity, this maisonette could easily be transformed into an enviable residence and is available with NO UPWARD CHAIN.

OUTSIDE To the front the property is set in well kept communal grounds with lawned communal gardens and parking bays and there is a garage in a separate block.

CANOPY PORCH

ENCLOSED PORCH Being approached via a glazed entrance door with further glazed reception door leading through to lounge / dining room.

LOUNGE / DINING ROOM 19' 8" max x 11' 7" max 7' 1" min (5.99m x 3.53m) Having double glazed window to front, ceiling to ceiling, two wall mounted electric heaters, laminate flooring, door through to kitchen and further door through to sun room.

SUN ROOM Having tiled floor with double glazed sliding patio door giving access out to rear garden.

FITTED KITCHEN 7' 5" x 9' (2.26m x 2.74m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap and tiled splash back surrounds, space for cooker with extractor hood above, space and plumbing for washing machine, space for fridge/freezer, double glazed window to rear.

INNER HALLWAY Having two useful built-in walk-in storage cupboards, airing cupboard housing hot water cylinder and shelving and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 7" x 10' 10" (3.53m x 3.3m) Having built-in double wardrobe, double glazed window to front, wall mounted electric heater.

BEDROOM TWO 10' 1" x 8' 2" (3.07m x 2.49m) Having built-in wardrobe, wall mounted electric heater, double glazed window to rear.

BATHROOM Having a white suite comprising panelled bath with electric shower over and tiled splash back surrounds, low flush wc, pedestal wash hand basin, wall mounted electric heater and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a well maintained communal garden and there is garage in separate block.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 71 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 - Openreach, Virgin Media

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.

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 126 years remaining. Service Charge is currently running at £1622.04 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £0. 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.

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