

Reddings Lane, Tyseley



£130,000

KLARICO Estate Agents proudly introduce this impressive second floor apartment located within a sought after part in Birmingham. A fantastic investment property or even one for First Time Buyers. Presented to an immaculate standard.

currently rented on a 6 months AST ending in February. Achieving £900 PCM and managed by Manny Klarico Lettings Team.

This apartment provides a spacious lounge with access into the kitchen along with a master bedroom with an en-suite, another bedroom and finally a family bathroom. This is a great property for first time buyers with an affordable price point. This also works perfect for buy-to-let investors looking to make a healthy return on investment as this property boast a great yield on the rental value. This apartment benefits from having communal parking reserved to residents of the apartment located to the rear of the apartments.

Nearby amenities include a range of local shopping outlets along with easy access to public transport links including rail and bus, both of which can be found within short walking distances. This property also sits approx. 3 miles from Birmingham City Centre, making it an ideal property for commute.



Reddings Lane, Tyseley

- Second Floor Apartment
- 2 Bedrooms
- Ideal for First Time Buyers
- UPVC Double Glazing
- Chain Free
- Master Bedroom with En-Suite
- Immaculate Condition
- Ideal for Investment
- Communal Parking to Rear

Lounge/Dining Room

15'8" x 11'5" (4.80m x 3.50m)

Double glazed window to front, ceiling light, carpet, electric heater

Kitchen

9'10" x 6'6" (3.00m x 2.00m)

Double glazed window to rear, lino flooring, ceiling light, worktop, drainer sink with mixer tap, plumbing for white goods, integrated electric cooker with oven, extractor hood, storage cupboards

Bedroom 1

12'5" x 9'10" (3.80m x 3.00m)

Double glazed window to front, carpet, ceiling light, electric heater, access to:

En-Suite

8'2" x 3'7" (2.50m x 1.11m)

Double shower enclosure with shower unit, toilet, pedestal sink with mixer tap, wood flooring, ceiling light

Bedroom 2

12'5" x 8'6" (3.80m x 2.60m)

Ceiling light, carpet, electric heater, skylight

Bathroom

6'6" x 6'6" (2.00m x 2.00)

Bath with taps, toilet, pedestal sink with mixer tap, wood flooring, ceiling light, electric heated towel rail

General Information

General Information - We understand the

property is Leasehold with vacant possession upon completion.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property.

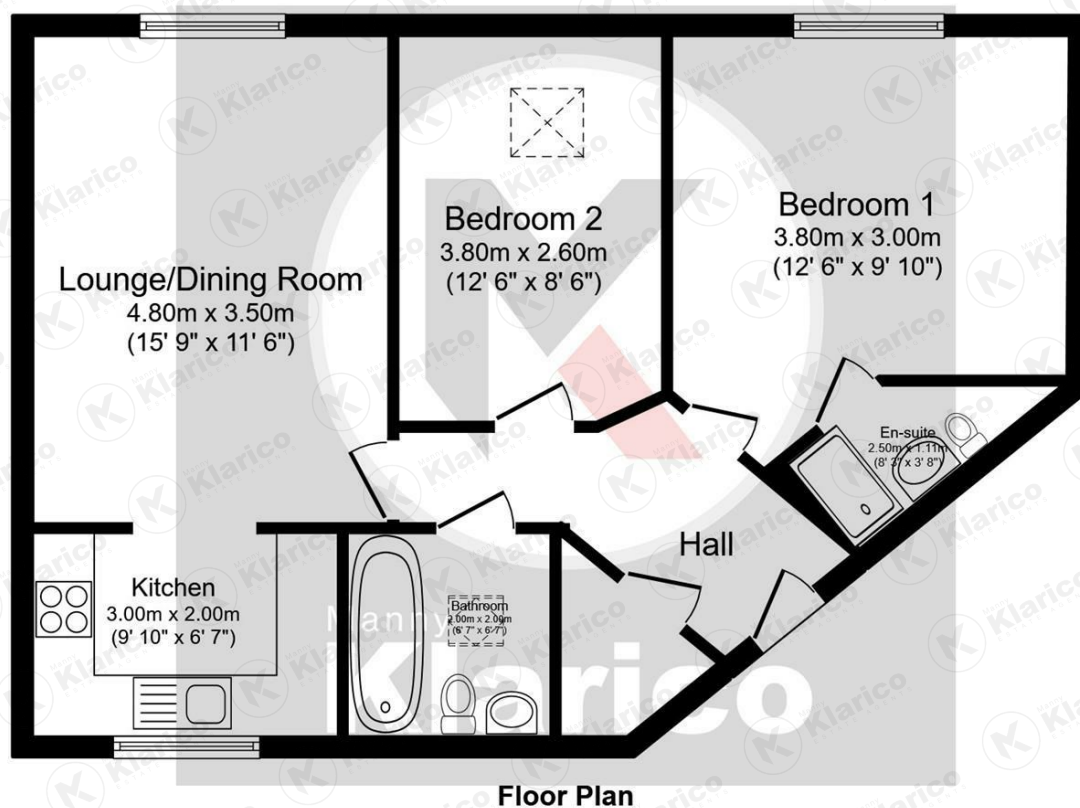
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Buyers are advised to obtain verification from their Solicitor. These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars. We have been advised that the tenure of the property is leasehold with a 125 years lease granted as of 2005, with 136 remaining. Annual charges are as follow, Service Charge: £1,066, Communal Parking Charge: £170, Ground Rent: £180, Council Tax Band A.

Directions



Reddings Lane, Tyseley





Total floor area 62.7 sq.m. (675 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Manny
Klarico
ESTATE AGENTS

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

