



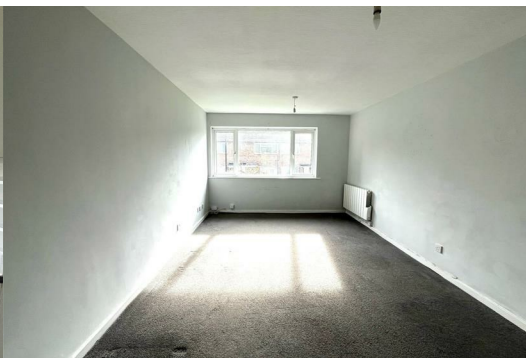
## 22 Enfield Close

Erdington, Birmingham, B23 5SE

**£90,000**



"CASH BUYERS ONLY DUE TO SHORT LEASE" Chase owl are pleased to market this two bedroom first floor maisonette. Offered with NO UPWARD CHAIN, within walking distance to local amenities and would make an ideal investment property. Having Entrance Hallway, First Floor Landing to Lounge, Fitted Kitchen, Two Bedrooms and Bathroom. GARAGE IN SEPARATE BLOCK.



### Entrance Hallway

Approached from upvc double glazed front entrance door and having light point, electric wall heater and stairs leading to First Floor Landing.

### First Floor Landing

Having ceiling light point, airing cupboard housing hot water tank and loft access.

### Lounge 16'6" x 11'3" (5.03m x 3.43m)

Having two ceiling light points, electric wall heater and upvc double glazed window to front aspect. Door to Kitchen.

### Fitted Kitchen 8'8" x 8'7" (2.64m x 2.62m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with hob over, space for washing machine and further appliance space. Ceiling light point and upvc double glazed window to rear aspect.

### Bedroom One 15'8" x 9'9" (4.78m x 2.97m)

Having ceiling light point, electric wall heater, good sized walk in wardrobe and upvc double glazed window to front aspect.

### Bedroom Two 9'9" x 9'6" (2.97m x 2.90m)

Having ceiling light point, electric wall heater and upvc double glazed window to rear aspect.

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

### Outside

The property is accessed via pedestrian pathway. A GARAGE is situated in a separate block.

### AGENTS NOTE

The property is LEASEHOLD with only 47 years remaining so will be sold to cash buyers only. Charges to be confirmed.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

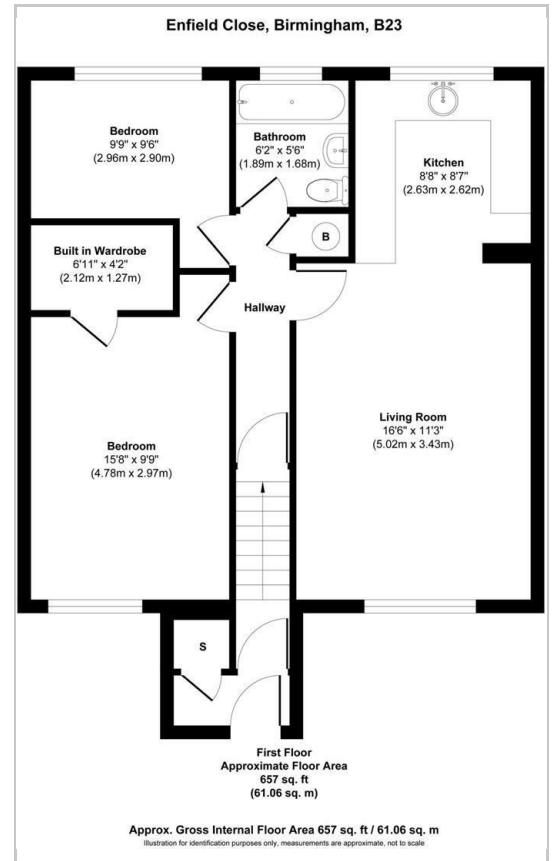
### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

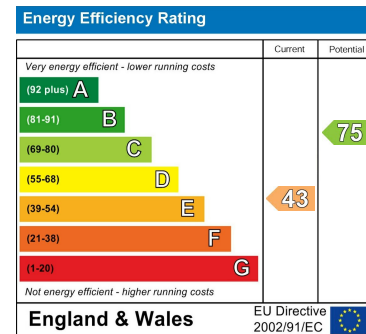
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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