



**Aston  
Bradley**  
CHARTERED SURVEYORS

**Land Adjacent to 5 Montague Street, Aston, B6 7QA**

**Asking price £55,000**



**AB** Aston  
Bradley  
CHARTERED SURVEYORS



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# Land Adjacent to 5 Montague Street, Aston, B6 7QA

THIS POTENTIAL-FILLED PLOT IS AVAILABLE AT A GREAT PRICE! CALL US TODAY TO BOOK YOUR VIEWING!

Aston Bradley are pleased to present this sizeable piece of land located in Aston, Birmingham. It is accessed via Montague Street and is understood to have a minimum site area of approximately 1044 sqft (97sqm).

#BringingYourVisionToLife

We understand that the property is Freehold. The tenure should be verified by your solicitor.

Price: £55,000

This plot may have potential for various uses subject to obtaining any necessary planning permission or any other necessary consents. Interested parties must make their own enquiries to Birmingham City Council with regard to planning and satisfy themselves as to the suitability of the site for any use or purpose they require.

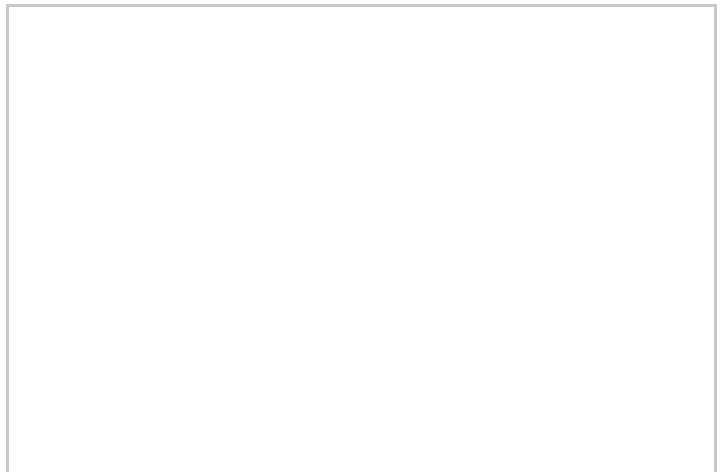
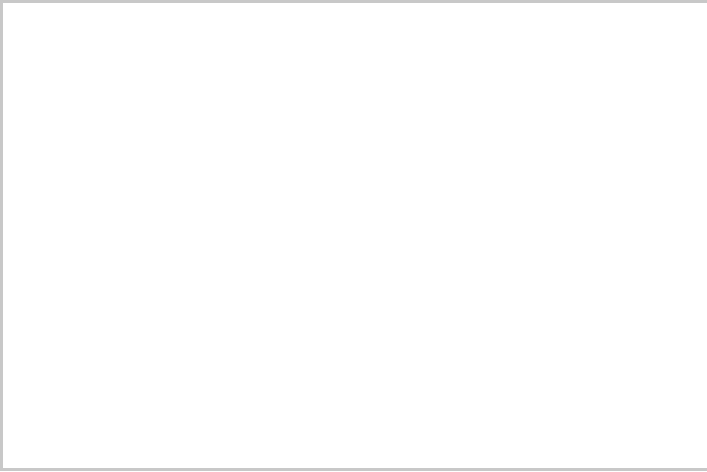
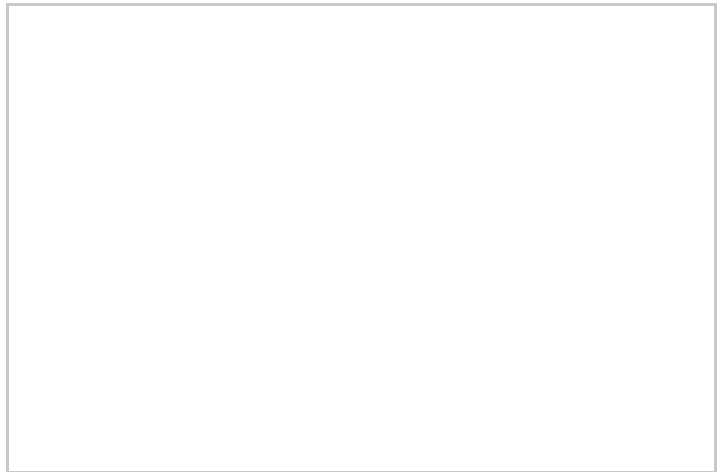
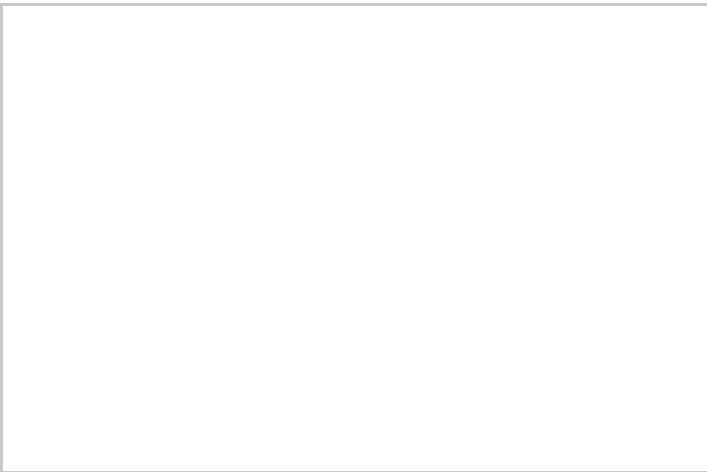
SELLING? CALL US ON 0121 240 0299 FOR YOUR FREE NO OBLIGATION VALUATION

Certain mains services are understood to currently be available within the vicinity of the property, but prospective purchasers must make their own enquiries as to the availability of suitable services to satisfy their requirements for the development/use they propose.

Any plans, measurements or photographs provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

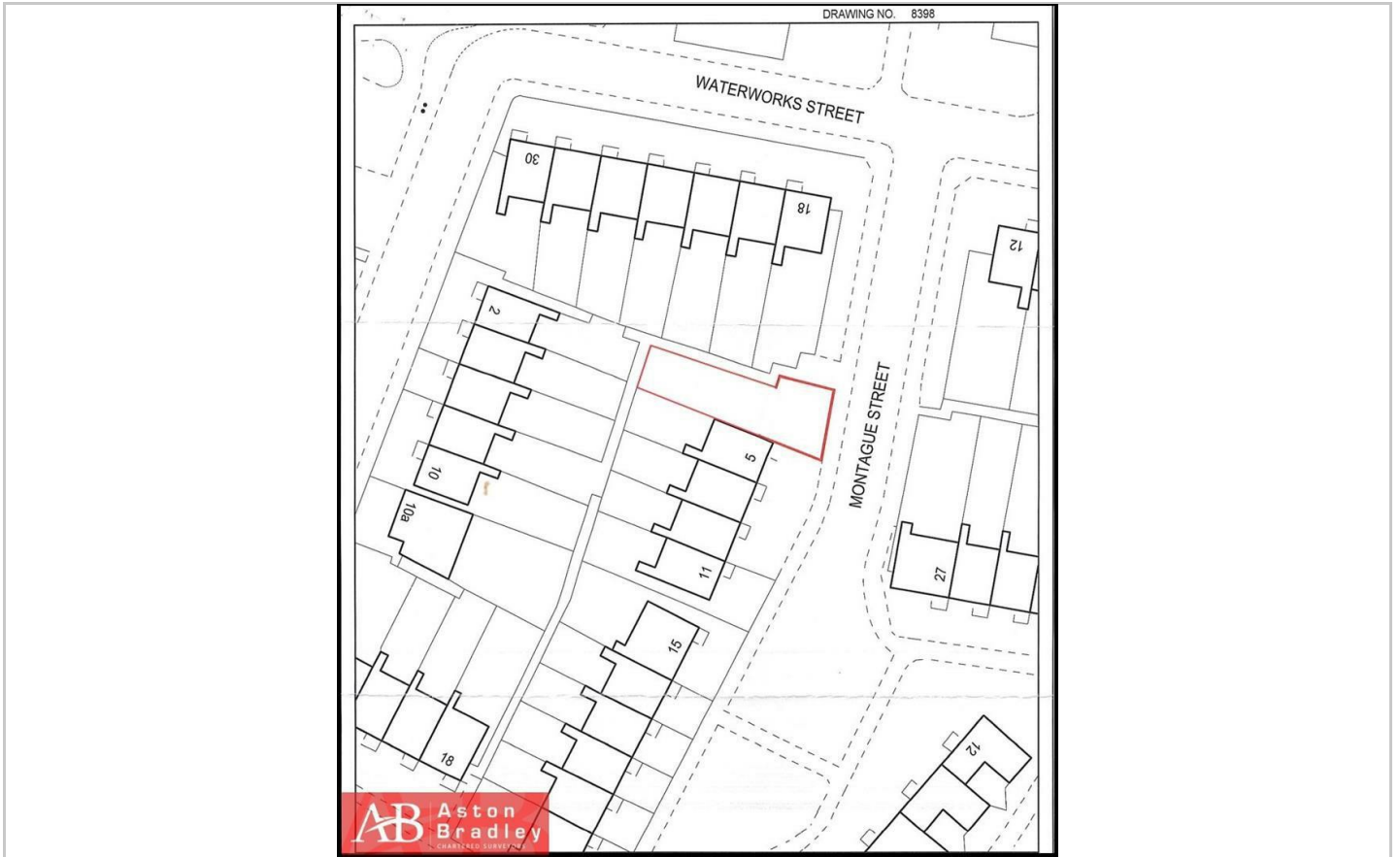
The property is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants etc. which may exist whether mentioned in these particulars or not.

Please contact Aston Bradley on 0121 240 0299 for further details or to book your viewing, we look forward to your custom.





# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Viewing

Please contact our Edgbaston Office on 0121 240 0299 if you wish to arrange a viewing appointment for this property or require further information.

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.