

for sale

£55,000



Camberley Beaconview Road WEST BROMWICH B71 3PF

This is a great opportunity for an investor to earn a 10% yield. The two bedroom flat is located on the Charlemont Farm Estate and can potentially bring in an income of £6000 per year and comes with no chain as well as an exceptionally long lease!



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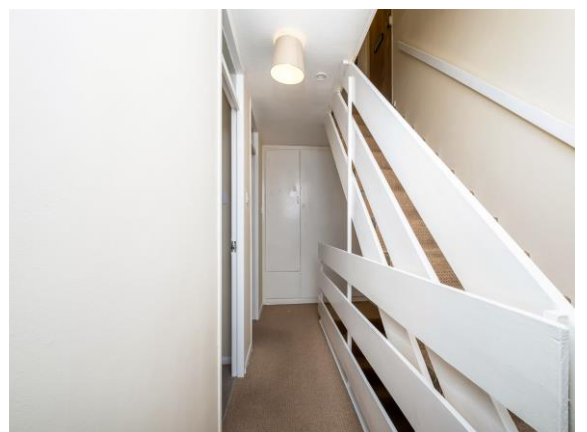
Entrance Hall

Having the main door leading into the property from the communal hallway stairs down to lower floor and a door into the lounge.

Lounge

15' 6" x 10' 8" (4.72m x 3.25m)

Having a window to the rear, electric heater and arch into the kitchen.



Kitchen

15' 6" x 7' (4.72m x 2.13m)

A range of fitted wall and base units with surfaces over, stainless steel sink and drainer, electric cooker point, plumbing facilities for a washing machine, airing cupboard and an arch into the lounge.

Bedroom One

12' 10" x 9' 8" (3.91m x 2.95m)

Window to the rear and an electric heater.

Bedroom Two

12' 11" x 7' 11" (3.94m x 2.41m)

Window to the rear and an electric heater.

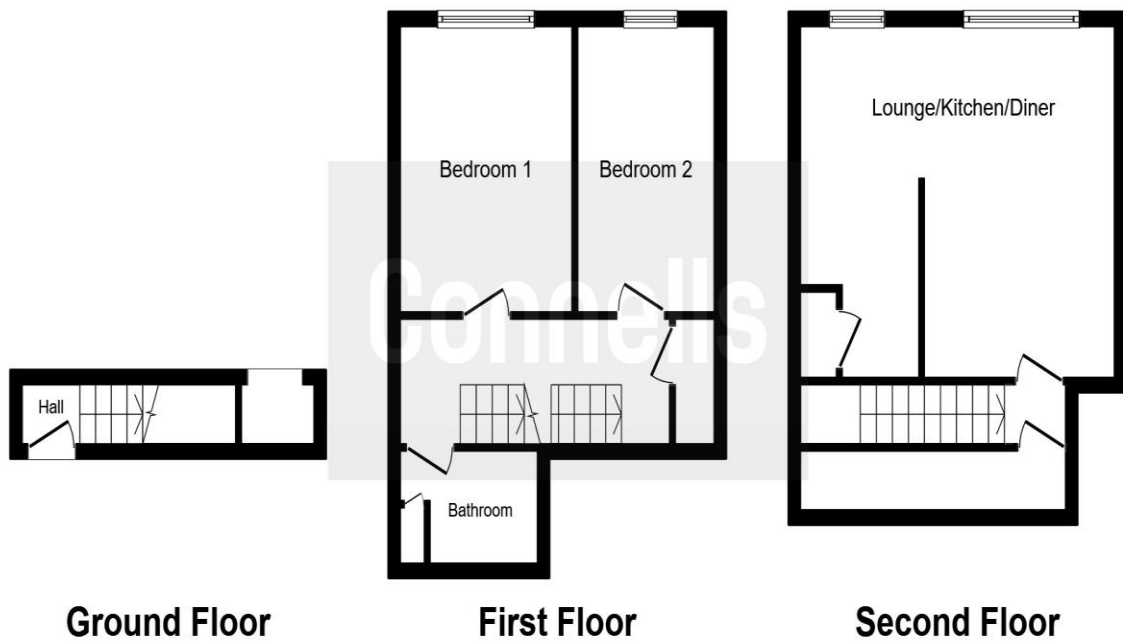
Bathroom

Fitted panel bath with shower over, low level wc, wash hand basin, extractor fan and a cupboard housing the immersion heater.

Hallway (lower Floor)

Having stairs rising up to the upper floor and doors to the bedrooms and bathroom.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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WEST BROMWICH B70 8NS

Property Ref: WBW307482 - 0003

Tenure: Leasehold

EPC Rating: E

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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