

for sale

**£130,000** Leasehold



## Maynard Road Edgbaston Birmingham B16 0PW

This TWO BEDROOM apartment is located in the heart of EDGBASTON. With open plan kitchen/lounge area this property is perfect for a first time buyer or investor. Don't miss out on this one! Contact our residential sales team today to get your viewing booked in on 0121 420 3611.



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# Property Details

**Lounge/Dining Room** 16' 9" Max x 16' 7" Max ( 5.11m Max x 5.05m Max )

## Kitchen

Double glazed window to the side aspect, fitted kitchen, wall and base units with work surfaces, part tiled, sink and drainer, gas hob and oven, cooker hood, central heating boiler, plumbing for a washing machine, ceiling light point, tiled flooring.

**Bedroom One** 13' 3" x 8' 7" ( 4.04m x 2.62m )

Double glazed window to the rear aspect, radiator, ceiling light point, laminate flooring.

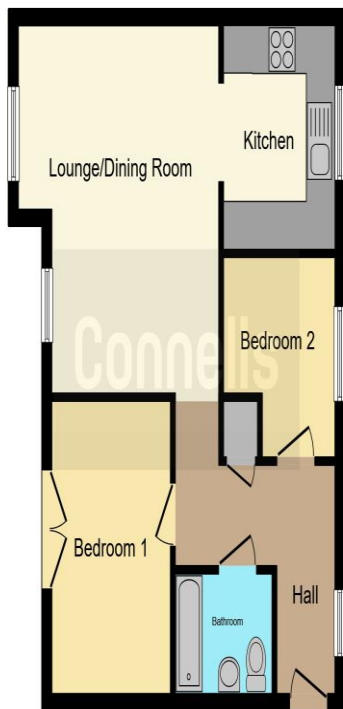
**Bedroom Two** 11' 11" x 6' 11" ( 3.63m x 2.11m )

Double glazed window to the side aspect, radiator, ceiling light point, laminate flooring.

## Bathroom

Bath, wash hand basin, low level wc, radiator, part tiled, ceiling light point, tiled flooring.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure:** Leasehold

**EPC Rating:** B

Property Ref: BEA311133 - 0006

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as leasehold property.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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