

for sale

offers over **£140,000** Leasehold



## Paxton Road Birmingham B18 5QU

This modern TWO bedroom maisonette.

Located within close proximity to Birmingham City Centre.

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# Property Details

## **Lounge** 12' 4" x 11' 4" ( 3.76m x 3.45m )

Double glazed window to front aspect, wood laminate flooring, ceiling light point and radiator.

## **Kitchen/ Diner** 14' 11" x 10' 2" ( 4.55m x 3.10m )

Double glazed window to rear aspect, fitted kitchen with range of wall and base units, sink with drainer and mixer tap, plumbing for washing machine, breakfast bar, central heating boiler, two ceiling light points and radiator. With part tiled part carpeted floor.

## **Bedroom One 12' X 8' 10"** 12' x 8' 10" ( 3.66m x 2.69m )

Double glazed window to front aspect, wood laminate flooring, ceiling light point and radiator.

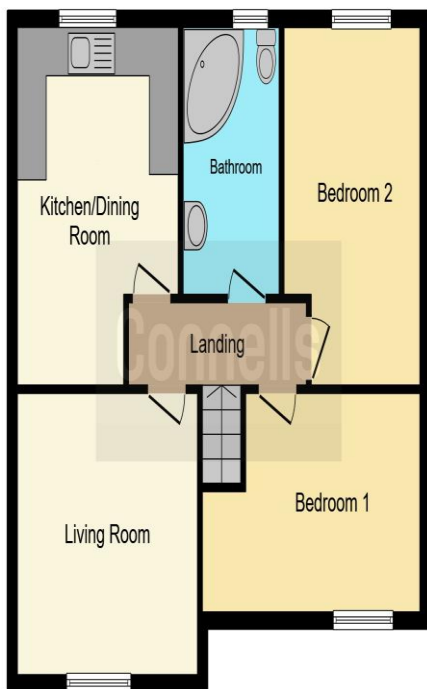
## **Bedroom Two** 14' 4" x 9' 9" ( 4.37m x 2.97m )

Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.

## **Bathroom**

Double glazed window to rear aspect, corner bath, vanity style hand wash basin, W.C, lino flooring, ceiling light point and radiator.





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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: BEA311355 - 0008

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

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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