



**Finches End, Birmingham B34 6UD**



**welcome to**

## **Finches End, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* NO CHAIN \*\*\* FIRST FLOOR MAISONETTE \*\*\* TWO BEDROOMS \*\*\* LOUNGE DINER \*\*\* KITCHEN \*\*\* BATHROOM \*\*\*  
EXTENDED LEASE UPON COMPLETION \*\*\* POPULAR RESIDENTIAL LOCATION \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band B. Lease will be extended to 99 years.

### **Approach**

Path to front door and lawn.

### **Entrance Hall**

Stairs to first floor and ceiling lightpoint.

### **Lounge**

16' max x 11' ( 4.88m max x 3.35m )  
Double glazed window to front, door to kitchen, radiator and ceiling lightpoint.

### **Kitchen**

8' 1" x 8' ( 2.46m x 2.44m )  
Double glazed window to rear, wall and base units, roll top work surfaces, space for appliances, steel sink and drainer, radiator and ceiling lightpoint.

### **Landing**

Loft access, storage and ceiling lightpoint.

### **Bedroom One**

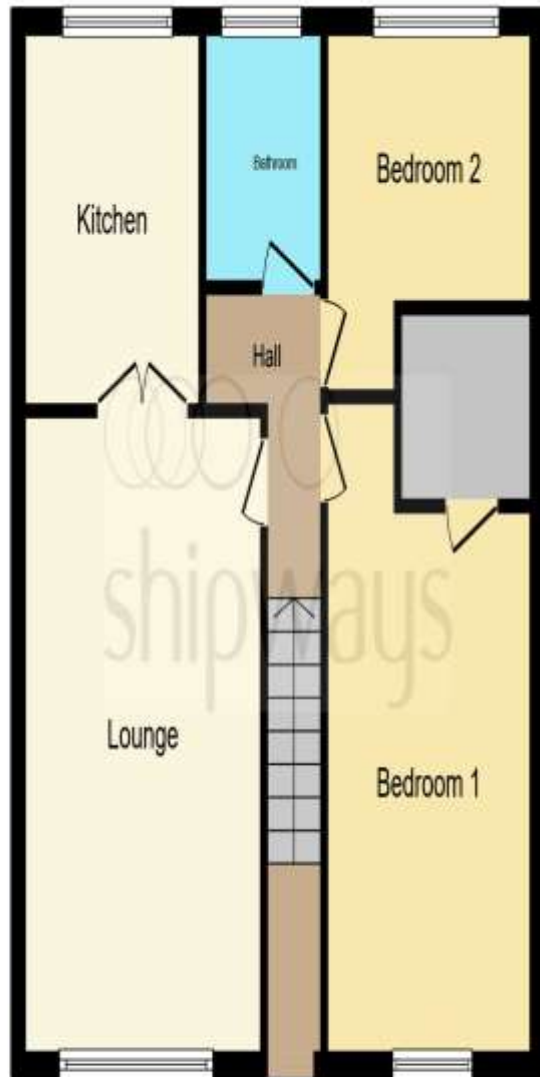
15' 1" x 9' 1" ( 4.60m x 2.77m )  
Double glazed window to front, built in wardrobes, boiler cupboard, radiator and ceiling lightpoint.

### **Bedroom Two**

9' max x 9' 1" ( 2.74m max x 2.77m )  
Double glazed window to rear, radiator and ceiling lightpoint.

### **Bathroom**

Double glazed window to rear, shower over bath, pedestal sink, low level wc, radiator and ceiling lightpoint.



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)



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Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 52.50

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 items such as Leasehold packs.

offers in the region of

# £130,000



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Property Ref:  
CAB111309 - 0003

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