



Lydd Croft, Birmingham B35 6PW

welcome to Lydd Croft, Birmingham

- EXTENDED LEASE UPON COMPLETION
- NO CHAIN
- TWO GOOD SIZE BEDROOMS
- LARGE LOUNGE DINER
- SECOND FLOOR

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 478.08
Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£140,000

Entrance Hall

Two storage cupboards, one radiator and ceiling light point.

Lounge

21' 4" x 11' 5" (6.50m x 3.48m)
Two double glazed windows, feature fireplace, two ceiling light points and one radiator.

Kitchen

11' 6" x 9' 4" (3.51m x 2.84m)
Double glazed window, wall and base units, steel sink and drainer, one radiator, ceiling light point, built in oven, hob and washing machine.

Bedroom One

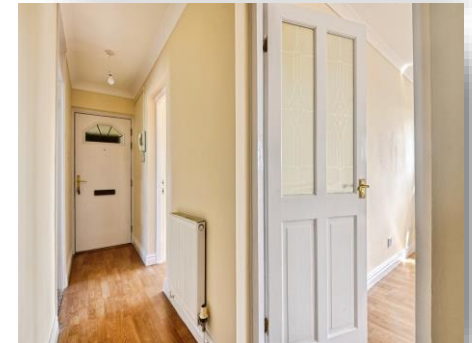
13' 5" x 11' 5" (4.09m x 3.48m)
Double glazed window, one radiator and ceiling light point.

Bedroom Two

13' 1" x 8' 5" (3.99m x 2.57m)
Double glazed window, one radiator and ceiling light point.

Bathroom

Shower over bath, pedestal sink, low flush toilet, ceiling light point, one radiator and double glazed window.



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Property Ref:
CAB111243 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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