



Leyburn Road, Birmingham B37 5JY

Not for marketing purposes INTERNAL USE ONLY

welcome to

Leyburn Road, Birmingham

A Modern Style Apartment ** Two Bedrooms ** Located on the first Floor ** Open Plan Kitchen / Lounge ** Bathroom **
Allocated Parking ** Ideal for First Time Buyers ** NO CHAIN **

Agent Note

The Council Tax Band is A. 125 years from 1 January 2007 (less 3 days).

Approach

Approached via a communal entrance, stair to the first floor and door into hallway.

Hallway

Two ceiling light points, radiator, security intercom, laminate flooring and doors to storage cupboard housing the boiler. Doors for Bedrooms one, two, bathroom and lounge

Lounge

21' 9" x 10' 9" Max (6.63m x 3.28m Max)
Two double glazed windows to the side, double glazed double doors to balcony, two radiators, two ceiling light points, laminate flooring and access to the kitchen

Kitchen

8' 1" x 5' 9" (2.46m x 1.75m)
Ceiling light point, a range of fitted cupboards, drawer and base units, roll top work surfaces, one and half stainless-steel sink and drainer, hob, oven and cooker hood, plumbing for a washing machine, space for fridge/freezer and laminate floor.

Bedroom One

11' 3" x 8' 7" (3.43m x 2.62m)
Double glazed window to rear, radiator and ceiling light point.

Bedroom Two

8' 4" x 7' 4" (2.54m x 2.24m)
Double glazed window to rear, radiator and ceiling light point.

Bathroom

Double glazed obscure window, radiator, ceiling light point, panelled bath, with shower attachment, low level w.c. and pedestal wash basin.



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



welcome to

Leyburn Road, Birmingham

- A Modern Style Apartment
- Two Bedrooms
- Located on the First Floor *
- Open Plan Kitchen / Lounge
- Allocated Parking

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

Service Charge: £306.14

Ground Rent: £117.55

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 over

£140,000



check out more properties at shipways.co.uk



Property Ref:
CAB111002 - 0004

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk