



Leyburn Road, Birmingham B37 5JY

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



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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



view this property online shipways.co.uk/Property/CAB111002



Property Ref:
CAB111002 - 0006

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