



**Bromford Hill, Birmingham B20 2TD**

welcome to

## Bromford Hill, Birmingham

- UPPER FLOOR FLAT
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: C

offers over

**£120,000**

**view this property online** [shipways.co.uk/Property/GRB106361](http://shipways.co.uk/Property/GRB106361)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:

GRB106361 - 0010

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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### Note

Council Tax Band: A

### Entrance Hall

Storage cupboard, ceiling light point and doors to:-

### Lounge

14' 4" x 11' 2" ( 4.37m x 3.40m )

Two double glazed windows to rear, laminate flooring, ceiling light point and radiator.

### Kitchen

9' 10" x 7' 6" ( 3.00m x 2.29m )

Double glazed window to front, wall and base units with roll top work surfaces over, stainless steel sink and drainer, gas oven and hob with extractor over, plumbing for washing machine, wall mounted central heating boiler, tiling to walls, ceiling light point and radiator.

### Bedroom One

11' 2" x 6' 6" ( 3.40m x 1.98m )

Double glazed window to rear, laminate flooring, ceiling light point and radiator.

### Bedroom Two

12' 8" x 10' 2" ( 3.86m x 3.10m )

Two double glazed windows to front, laminate flooring, storage cupboard, ceiling light point and radiator.

### Bathroom

Bath with shower over, wash hand basin, low level WC, tiling to walls, extractor, ceiling light point and radiator.



**0121 358 2281**



[greatbarr@shipways.co.uk](mailto:greatbarr@shipways.co.uk)



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



[shipways.co.uk](http://shipways.co.uk)