

# property details **approval form**

Flat 12a 30 Mariner Avenue, Birmingham, West Midlands, B16 9DL

**Date:** 21 November 2024

**Property Ref and Version:** HBN111087 - 0003

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£160,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1992.

## >> **key features**

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- > Immaculately presented ground floor flat
- > Two good sized bedrooms
- > Stunning views of the reservoir
- > Private location
- > Allocated parking
- > Open plan living
- > Family bathroom
- > EPC Rating: D

## >> **short description**

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\*\*\* BEAUTIFULLY PRESENTED GROUND FLOOR FLAT \*\*\* STUNNING, PRIVATE AND TRANQUIL LOCATION \*\*\* ALLOCATED PARKING \*\*\* INCREDIBLE VIEWS OF THE RESERVOIR \*\*\* OPEN PLAN LIVING \*\*\* TWO-BEDROOMS \*\*\* FAMILY BATHROOM \*\*\*

## >> **long description**

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This immaculately presented two-bedroom ground floor flat is located in a private and tranquil location, overlooking the stunning views of Edgbaston reservoir to the rear. This property is perfect as a first-time purchase or buy to let investment due to its unique location and accommodation available. Sitting within walking distance to local transport links for easy access to Birmingham City Centre and other neighbouring areas such as Harborne Highstreet, which offers a plethora of bars, restaurants, shops and amenities to satisfy all needs.

The property comprises in further detail of an open plan living/kitchen/dining room with access to the two good sized bedrooms and family bathroom. Scenic walks around the Edgbaston reservoir can be easily accessed, as well as the property benefiting from allocated parking.

This is a truly outstanding property and must be viewed in order to fully appreciate what is on offer.

**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
T 0121 427 3264 E [harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)

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## >> **room description**

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### **Open Plan Kitchen/ Living**

#### **Living Area**

20' 11" x 10' 3" ( 6.38m x 3.12m )

Double glazed window to front and electric heater.

#### **Kitchen Area**

9' 4" x 11' 4" ( 2.84m x 3.45m )

Wall and base units, sink/drain, electric hob/oven and plumbing for washing machine.

#### **Bedroom One**

11' plus recess x 11' 4" ( 3.35m plus recess x 3.45m )

Double glazed window to rear.

#### **Bedroom Two**

11' 3" x 7' 1" ( 3.43m x 2.16m )

Double glazed window to rear.

#### **Bathroom**

Double glazed window to side, bath with shower over, sink and w/c.

#### **Agent Note**

The Council Tax Band is C. The length of the lease is 99 years from 29th September 1992, therefore 67 years remaining. We are informed the annual ground rent is £60.00 and the annual service charge is £1639.04.

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## >> floor plan

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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

## >> approval

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	Signature	Date
Jamie Grice		
Mr J.F. Daley		

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