



Spire Court Manor Road, Edgbaston Birmingham B16 9ND

welcome to

Spire Court Manor Road, Edgbaston Birmingham

**** GREAT LOCATION *** EASY ACCESS TO BIRMINGHAM CITY CENTRE **** TWO - BEDROOMS **** OPEN PLAN LOUNGE/KITCHEN AREA *** FAMILY BATHROOM *** ALLOCATED CAR PARKING **** 107 YEARS LEFT ON THE LEASE **** GREAT INVESTMENT OPPORTUNITY ****

Agent Note

This property is council tax band D.

Entrance Hall

Storage cupboards.

Lounge/Kitchen

Open Plan - double glazed window to front, french doors to rear, range of wall and base units with drawers and work tops, sink and drainer unit, plumbing for washing machine, electric hob & oven.

Bedroom 1

11' 4" x 10' 4" (3.45m x 3.15m)

French door to rear, Electric radiator, fitted wardrobes.

Bedroom 2

11' 4" x 6' 10" (3.45m x 2.08m)

double glazed window to rear, electric radiator.

Bathroom

bath with shower over, heated towel rail, low level flush w/c, hand wash basin.





view this property online shipways.co.uk/Property/HBN111342



welcome to

Spire Court Manor Road, Edgbaston Birmingham

- Ground Floor Apartment.
- Allocated Carparking
- Long Lease of 107 years remaining.
- Open Plan Lounge/Kitchen.
- Great Investment Opportunity.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1600.00

Ground Rent: 200.00

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 **£150,000**



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

view this property online shipways.co.uk/Property/HBN111342



Property Ref:
HBN111342 - 0007

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.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk