









welcome to

Salisbury Close, Birmingham

*** TWO BEDROOM UPPER FLOOR APARTMENT *** GREAT LOCATION NEAR TO MOSELEY VILLAGE *** GOOD SIZED BEDROOMS *** KITCHEN & LIVING ROOM *** FAMILY BATHROOM *** GREAT NEARBY TRANSPORT LINKS ***

Agent Note

This property is council tax band B. This property is Leasehold: 125 years left on the lease, no ground rent, service charge is £1,835.06 per annum, buildings insurance is £425.66.

Lounge

21' 8" x 10' 5" (6.60m x 3.17m) 2 x Double glazed rear & side facing window, 2 x central heating radiator.

Kitchen

10' 4" x 6' 9" (3.15m x 2.06m)
Double glazed front facing window, range of base units with drawers and worktops over, sink & drainer unit, gas hob & oven, fridge freezer and washing machine.

Bedroom 1

11' 9" \times 10' 5" ($3.58m \times 3.17m$) Double glazed rear facing window, central heating radiator.

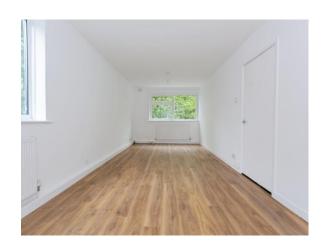
Bedroom 2

11' 9" \times 10' 5" ($3.58m \times 3.17m$) Double glazed rear facing window, central heating radiator.

Bathroom

Low level flush w/c, wash hand basin, bath with shower over & extractor fan. Newly decorated.













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Salisbury Close, Birmingham

- Two bedroom upper-floor flat.
- Good sized bedrooms.
- Living room.
- Kitchen.
- Great location, near to Moseley Village.

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£170,000



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

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Property Ref: HBN111620 - 0009 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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