



**Flat 2 Summerfield Crescent, Birmingham B16 0EN**

**welcome to**

## **Flat 2 Summerfield Crescent, Birmingham**

\*\*\* TWO BEDROOM DUPLEX APARTMENT \*\*\* LIVING ROOM \*\*\* FITTED KITCHEN \*\*\* SHOWER ROOM \*\*\* MASTER BEDROOM WITH BALCONY AND EN-SUITE \*\*\* CLOSE PROXIMITY TO EDGBASTON RESERVOIR \*\*\* GREAT ACCESS TO SCHOOLS, TRANSPORT LINKS AND AMENITIES \*\*\*

### **Agent Note**

This property is council tax band A.  
Vendor is looking to extend the lease.

### **Entrance Porch**

Door to front of property.

### **Kitchen**

10' 7" x 7' 9" ( 3.23m x 2.36m )

Range of wall & base units with worktops over, sink & drainer unit, laminate flooring.

### **Lounge**

15' 4" x 10' 8" ( 4.67m x 3.25m )

Double glazed windows to side, carpeted, doors to kitchen & downstairs bedroom, spiral staircase to upstairs bedroom.

### **Bedroom**

19' 6" x 9' 6" ( 5.94m x 2.90m )

Double glazed door to rear and slide doors to side, painted & carpeted.

### **Bedroom Upstairs**

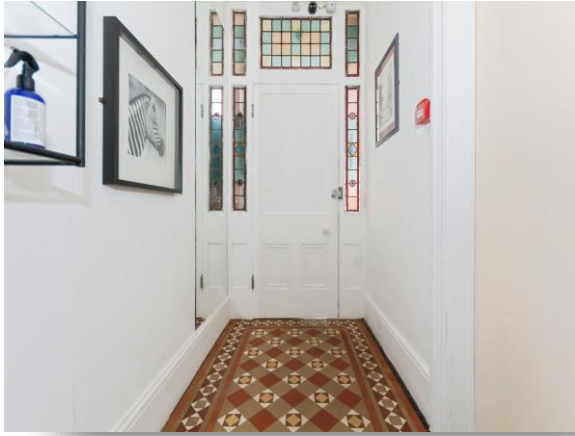
18' 5" x 10' 4" ( 5.61m x 3.15m )

Double glazed door and 2 windows to rear, spiral staircase down to lounge, carpeted, door to en-suite.

### **En-Suite**

Double glazed window to side, glass shower cubical, wash hand basin, low level flush w/c, bath, tiling to splash prone areas.





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## Flat 2 Summerfield Crescent, Birmingham

- Two bedroom duplex apartment
- Living room
- Fitted kitchen
- Shower room
- Master bedroom with balcony and en-suite

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£230,000**



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](http://www.focalagent.com)

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Property Ref:  
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