



**Flat 4 Summerfield Crescent, Birmingham B16 0EN**

**welcome to**

## **Flat 4 Summerfield Crescent, Birmingham**

\*\*LEASE TO BE EXTENDED TO 250 YEARS AT NO COST TO BUYER\*\*\* TWO BEDROOM APARTMENT\*\*\* LIVING ROOM \*\*\* FITTED KITCHEN \*\*\*  
BATHROOM \*\*\* 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 Hall**

Stairs to first floor and entrance of property.

### **Lounge**

14' 6" x 9' 4" ( 4.42m x 2.84m )  
Double glazed window to rear, storage spaces,  
doors to kitchen & 2 bedrooms.

### **Kitchen**

8' 4" x 7' 3" ( 2.54m x 2.21m )  
Double glazed window to rear, range of wall & base  
units with worktops over, double sliding doors to  
bathroom.

### **Bathroom**

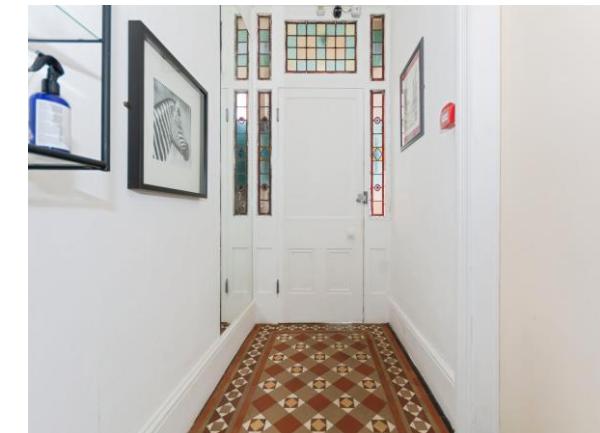
Laminate flooring, bath with shower over and mixer  
tap & glass screen door, wash hand basin, low level  
flush w/c, boiler on wall.

### **Bedroom One**

13' 1" x 10' 3" ( 3.99m x 3.12m )  
Double glazed window to front & side, carpeted.

### **Bedroom Two**

13' 1" x 9' 4" ( 3.99m x 2.84m )  
Double glazed window to front, carpeted.





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## Flat 4 Summerfield Crescent, Birmingham

- Two bedroom apartment
- Living room
- Fitted kitchen
- Family bathroom
- Close proximity to Edgbaston reservoir

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.

**£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](http://www.focalagent.com)

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Property Ref:  
HBN111579 - 0008

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