



Maynard Road, Edgbaston Birmingham B16 0PW

welcome to

Maynard Road, Edgbaston Birmingham

***** PERFECT INVESTMENT OPPORTUNITY ***** CLOSE TO LOCAL AMENITIES ***** WALKING DISTANCE TO METROPOLITAN HOSPITAL *****
GROUND FLOOR FLAT ***** TWO GOOD SIZED BEDROOMS ***** OPEN PLAN KITCHEN/LIVING ***** FAMILY BATHROOM ***** ALLOCATED
PARKING SPACE *****



Being sold with tenants in situ and perfect for those seeking a buy to let investment, we are pleased to offer a well proportioned ground floor flat. The property benefits from being a stones throw from local amenities, shops and eateries, and just a ten minute walk to the Metropolitan Super Hospital.

The property has been well maintained and offers a communal hallway with secure intercom access. The property itself hosts a hallway leading on to the rest of the accommodation. There is a good sized open plan kitchen and living area, with dual aspect windows. Two good sized double bedrooms are served by a family bathroom. The property also benefits from an allocated parking space for one car.

Viewing is highly recommended.

Agent Note

Entrance Hallway

Lounge

15' x 15' (4.57m x 4.57m)

Kitchen

9' x 7' (2.74m x 2.13m)

Bedroom 1

12' x 7' 1" (3.66m x 2.16m)

Bedroom 2

9' x 8' (2.74m x 2.44m)

Bathroom



view this property online shipways.co.uk/Property/HBN111824



welcome to

Maynard Road, Edgbaston Birmingham

- Investment Opportunity
- Close to local amenities
- Walking distance to Metropolitan Hospital
- Ground floor flat
- Two good sized bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2100.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/HBN111824



Property Ref:
HBN111824 - 0003

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