



**Chestnut Road, Birmingham B13 9AJ**



**welcome to**

## **Chestnut Road, Birmingham**

\*\*\*CALLING ALL INVESTORS \*\*\*\* TWO BEDROOMS \*\*\* DUPLEX APARTMENT \*\*\* APPROXIMATELY 56 YEARS REMAINING ON THE LEASE \*\*  
CURRENTLY LET \*\*\*\*\* COMMUNAL GARDENS TO THE REAR \*\*\*\* KITCHEN \*\*\* THROUGH LOUNGE \*\*\*\*\* UPSTAIRS BATHROOM \*\*\*

### **Agent Note**

This property is council tax band A.

### **Approach**

Via alley way, to patio & entrance door.

### **Hallway**

Stairs to first floor.

### **Lounge**

27' 5" x 10' 6" ( 8.36m x 3.20m )

Double glazed window to rear, fire surround, electric heater.

### **Kitchen**

8' 11" x 8' 8" ( 2.72m x 2.64m )

Range of wall and base units with worktops over, sink & drainer unit, oven & hob, extractor fan.

### **Landing**

#### **Bedroom 1**

13' 3" x 13' 2" ( 4.04m x 4.01m )

Window to front, electric heater.

#### **Bedroom 2**

14' 3" x 11' 2" ( 4.34m x 3.40m )

Window to rear.

### **Bathroom**

Double glazed window, Low level flush w/c, shower, bath, wash hand basin.

### **To The Rear**

Communal gardens, rear garden, patio area.





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## Chestnut Road, Birmingham

- To all buyers
- two bedrooms
- Duplex Apartment
- Communal Rear Gardens
- Electric Heaters.

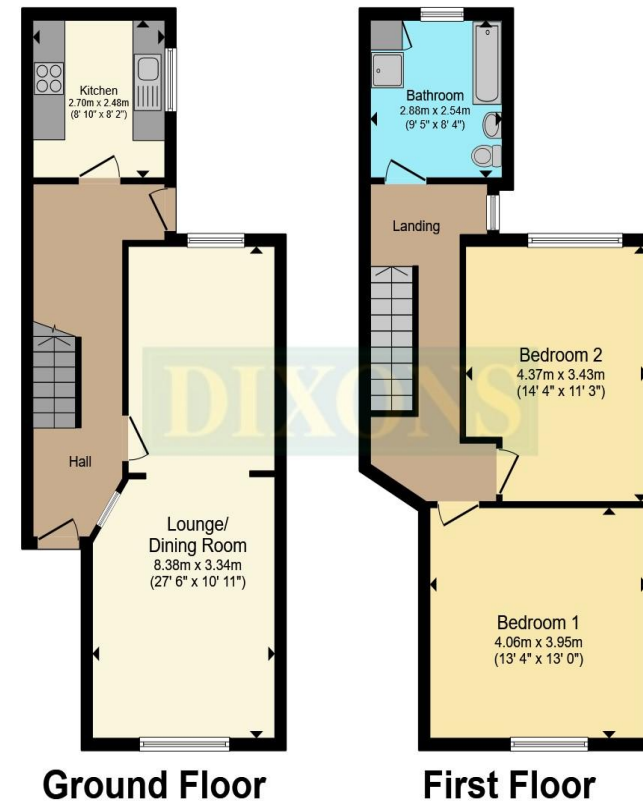
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1629.87

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



Total floor area 92.3 m<sup>2</sup> (994 sq.ft.) approx

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:  
HBN111902 - 0007

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