



Brandwood Crescent, Birmingham B30 3QQ



welcome to

Brandwood Crescent, Birmingham

***** PERFECT FIRST TIME BUY *** GROUND FLOOR APARTMENT *** TWO DOUBLE BEDROOMS *** EN - SUITE TO MAIN BEDROOM *** ALLOCATED PARKING SPACE *** SHORT DRIVE TO AMENITIES *** CLOSE TO LOCAL SCHOOLS *****



Agent Note

This property is council tax band B.

Entrance Hallway

Central heating radiator, intercom system, 2 storage cupboards.

Lounge

20' x 15' (6.10m x 4.57m)

Open plan with kitchen. Double glazed window to side, 2 central heating radiators. (Irregular shape room).

Kitchen

8' x 7' (2.44m x 2.13m)

Open plan with lounge. Range of wall & base units with worktops over, stainless steel sink & drainer with mini sink, Worcester Bosch Boiler, extractor hood, gas hob, integrated oven.

Bedroom 1

13' x 9' (3.96m x 2.74m)

Double glazed window to side, central heating radiator, fitted wardrobes & dressing table.

En-Suite

Free-standing shower, low level flush w/c, wash hand basin with hot & cold taps, central heating radiator.

Bedroom 2

12' x 11' (3.66m x 3.35m)

Double glazed window, central heating radiator, fitted wardrobes & chest of drawers. (Irregular shaped room).

Bathroom

Tiled to floor & walls, heated towel rail, bath with rainfall shower over, low level flush w/c, wash hand basin with mixer tap.

Parking

One allocated parking space.



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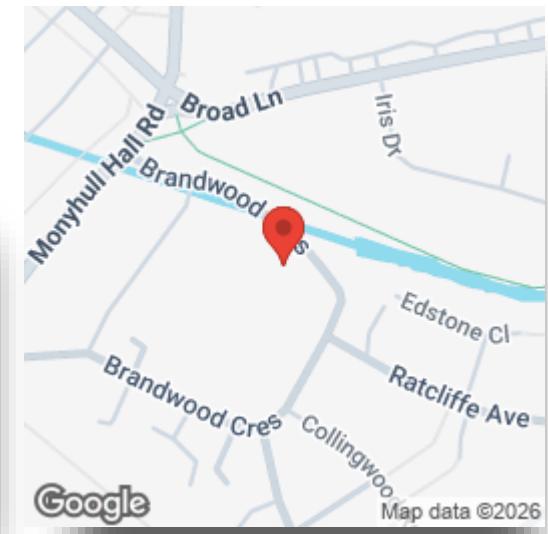
- Perfect first time buy.
- Ground floor apartment.
- Two double bedrooms.
- En - suite to main bedroom.
- Allocated parking.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1260.00

Ground Rent: Ask Agent

£150,000



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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
HBN112025 - 0007



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