

for sale

£100,000



Hindon Square Edgbaston Birmingham B15 3HA

TWO BEDROOM APARTMENT with lounge, separate kitchen, bathroom and separate w/c. Property is in need of modernisation throughout. Benefits from communal gardens, resident parking and garage. Due to short lease, proeprty is CASH ONLY

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Agent Note

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Entrance Hall

Radiator, storage cupboard.

Lounge

20' 5" x 12' 11" (6.22m x 3.94m)

Radiator, bay window.

Kitchen

12' 11" x 10' 7" (3.94m x 3.23m)

Lino, radiator, sink+drainer, boiler cupboard, window.

Bedroom One

12' 11" x 9' 11" (3.94m x 3.02m)

radiator, window, fitted wardrobe.

Bedroom Two

10' x 9' 8" (3.05m x 2.95m)

radiator, bay window.

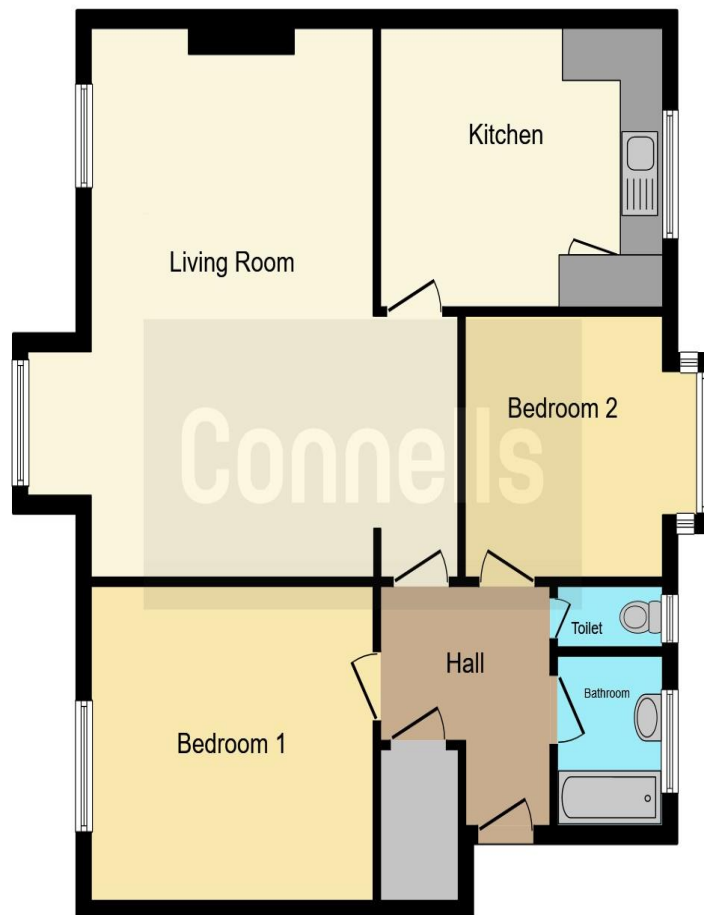
Bathroom

bath, sink, window, radiator. separate w/c.









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

To view this property please contact Connells on

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145 Great Charles Street Queensway
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Property Ref: DIG112513 - 0006

Tenure:Leasehold EPC Rating: F

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/DIG112513

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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