



Talbot Close,
Birmingham, B23 5YD

£125,000

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This superbly presented terraced bungalow offers excellent accommodation for over 60's having recently been thoroughly improved throughout. Situated close to local shops, transport links and amenities. The property is marketed at 70% of the current market value.

Beautifully decorated with two bedrooms a refitted kitchen and shower room. A new 60 year lease will be created upon completion.

An ideal opportunity to own your own home within a community setting with on site management and laundry room. An early viewing is essential to avoid disappointment.





Property Specification

RETIREMENT BUNGALOW
TWO BEDROOMS
RECENTLY IMPROVED THROUGHOUT
GENEROUS LIVING ROOM
REFITTED KITCHEN

Porch

Hall

Kitchen 3.04m (10') x 1.73m (5'8")

Living Room 4.67m (15'4") x 3.25m (10'8")

Bedroom 2.87m (9'5") x 2.29m (7'6")

Bedroom 4.17m (13'8") x 2.69m (8'10") max

Shower Room

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 19th April 2024

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage
Council tax band: A
Tenure: Leasehold
Ground Rent & Service Charge: £1884 per year
Restrictions: Over 60s

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

