

**MODERN WELL PRESENTED TWO BEDROOM FIRST FLOOR  
MAISONETTE WITH LONG LEASE**



**18 BURNSIDE WAY  
LONGBRIDGE  
BIRMINGHAM  
B31 4JY**

- First floor maisonette
- Delightful living room and separate kitchen
- Two good bedrooms
- Double glazing and gas central heating
- Rear garden area

**Offers Around £145,000**

Two bedroom ground floor maisonette in popular cul de sac location in Longbridge just a short walk to Longbridge station and shopping centre. Benefits from a long lease and being sold with no upward chain, ideal for first time buyers and 'buy to let' investors.

### THE ACCOMMODATION COMPRISES

**APPROACH** The property is approached to the side of a front garden and path leading to double glazed entrance door at the side.

**ENTRANCE LOBBY** with staircase up to the first floor landing.

**LANDING** with double radiator, double glazed side window, doors to all rooms off, access hatch to the loft space and Cupboard housing a 'Worcester' gas fired combi central heating boiler.



**ATTRACTIVE LOUNGE** 11'6" x 10' 6" with double radiator and double glazed window to the rear overlooking the garden area.

**KITCHEN** 9' 3" x 6' 10" with a range of fitted units with wood fascias and dark worktops, inset single drainer stainless steel sink, further wall and base units, space and plumbing for washing machine, gas and electric cooker points, radiator, extractor fan and double glazed window to rear.



**BEDROOM ONE** 14' 6" x 10' 0" with radiator, wood effect laminate flooring and double glazed window to the front.

**BEDROOM TWO** 11' 0" x 10' 3" (max.) double glazed window to front, radiator, built in bed base and 2 double door fitted wardrobes.

**BATHROOM** comprising white suite of panelled bath with electric 'Triton' shower over, tiling in the shower area, shower screen, curtain and rail, pedestal wash hand basin and low level WC, radiator and obscured double glazed window to the side.



**REAR GARDEN AREA** a small enclosed rear garden area accessed via a side gate, beyond the garden area for the ground floor maisonette with shed.

### GENERAL INFORMATION

**TENURE** We are informed the property is Leasehold 139 years from 11/1/2010 (123 years unexpired)

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC Rating** C71

**Council Tax** Band A (Birmingham)

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.