



Silver Birch Road, Erdington, Birmingham, B24 0AT

- Spacious Two Bedroom Apartment
- Electrically Heated Throughout
- Private Balcony
- Bathroom with Shower Over Bath
- EPC Rating D
- Large Kitchen/Breakfast with Breakfast Bar and Pantry
- Sunny Dual Aspect Lounge
- Ample Parking
- Fantastic Opportunity for First Time Buyers
- Council Tax Band B

Offers Over £125,000



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DESCRIPTION

Offered with no upward chain, this sunny, spacious, two bed apartment is conveniently situated for Wylde Green amenities including shops, restaurants, bus links and Chester Road Railway station. Having been loved by the current owner for some twenty years, it is a true testament to what a wonderful home this could be for its future owner.

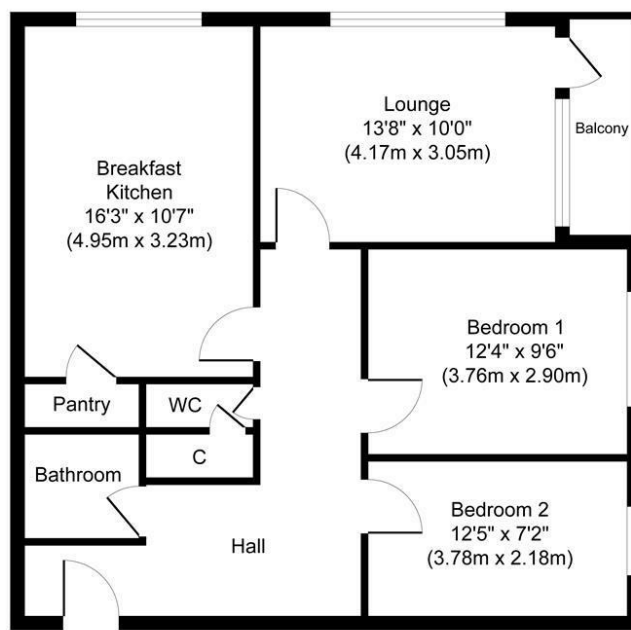
This first floor apartment enjoys the benefit of a private balcony and is within easy access of both Sutton Coldfield and Birmingham Town Centre. Having a lease of 86 years unexpired, the electrically heated and double glazed accommodation briefly comprises; spacious hallway, large kitchen/breakfast room having integrated oven, four ring hob and extractor, pantry and a bar stool area providing seating for breakfast bar, dual aspect lounge with door to private patio, two bedrooms, bathroom with shower over bath and separate W.C.

Outside, parking is unallocated but spaces available offering off road parking.

We have been informed from the owner that the current service charge is £695.00 paid half yearly and the ground rent is £125.00. We advise all potential buyers verify these details with their solicitor.







Approximate Floor Area
729 sq. ft
(67.69 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.