



Grattidge Road, Birmingham





## Property Description

LOOKING TO INVEST? This one bedroom first floor maisonette is tucked away on a popular road in ACOCKS GREEN overlooking park land, the property has tenants in situ which are able to continue the tenancy paying £575pcm giving a rental yield of 6%. Property is available with vacant possession.

## Entrance Hallway

Double glazed door and window to front elevation and ceiling light point.

## Lounge

14' 3" x 10' 3" ( 4.34m x 3.12m )

Double glazed window to side elevation, TV aerial point, telephone socket and ceiling light point.

## Kitchen

9' 5" x 5' 1" ( 2.87m x 1.55m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven and hob, extractor hood, tiled to splashback areas, plumbing and space for a washing machine and fridge/freezer.



## Upper Hallway

Loft access, storage cupboard and ceiling light point.

## Bedroom One

9' 5" x 11' 3" ( 2.87m x 3.43m )

Double glazed window to side elevation, built in wardrobes and ceiling light point.

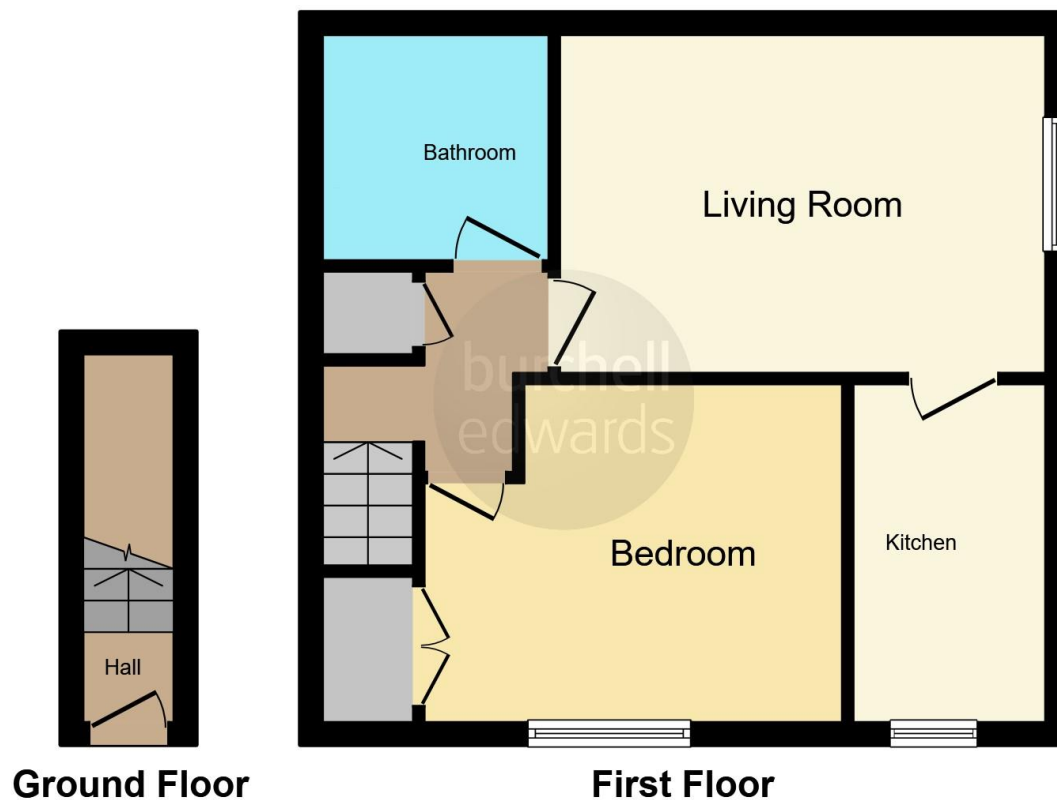
## Bathroom

Bath with mixer tap and shower over, wash hand basin, extractor fan, WC and partial tiling.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1994. 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 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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Property Ref: SHI207614 - 0007