



Flat C Warwick Road, Tyseley Birmingham







## Property Description

A purpose built two bedroom, second floor flat, with easy access to all local amenities. Accommodation comprises communal entrance, entrance hallway, lounge, kitchen, two bedrooms and bathroom with shower. Property further benefits from double glazing and no upward chain. This is an ideal investment property with a sitting tenant, who has been there for two year, and is now paying £695 per month on a monthly rolling contract.

## Frontage

Property is accessed via a communal door into a communal hallway, stairs to first floor and door leading into:

## Entrance Hallway

Electric heater.

## Lounge

12' 8" into recess x 12' 1" ( 3.86m into recess x 3.68m )

Two double glazed windows to front elevation and electric heater.

## Kitchen

5' 11" x 11' 7" ( 1.80m x 3.53m )

Double glazed window to rear elevation, door to fire escape, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, cooker hood, space and plumbing for washing machine, loft access and tiling to splash prone areas.

## Bedroom One

13' into recess x 12' 1" ( 3.96m into recess x 3.68m )  
Double glazed window to rear elevation and electric heater.

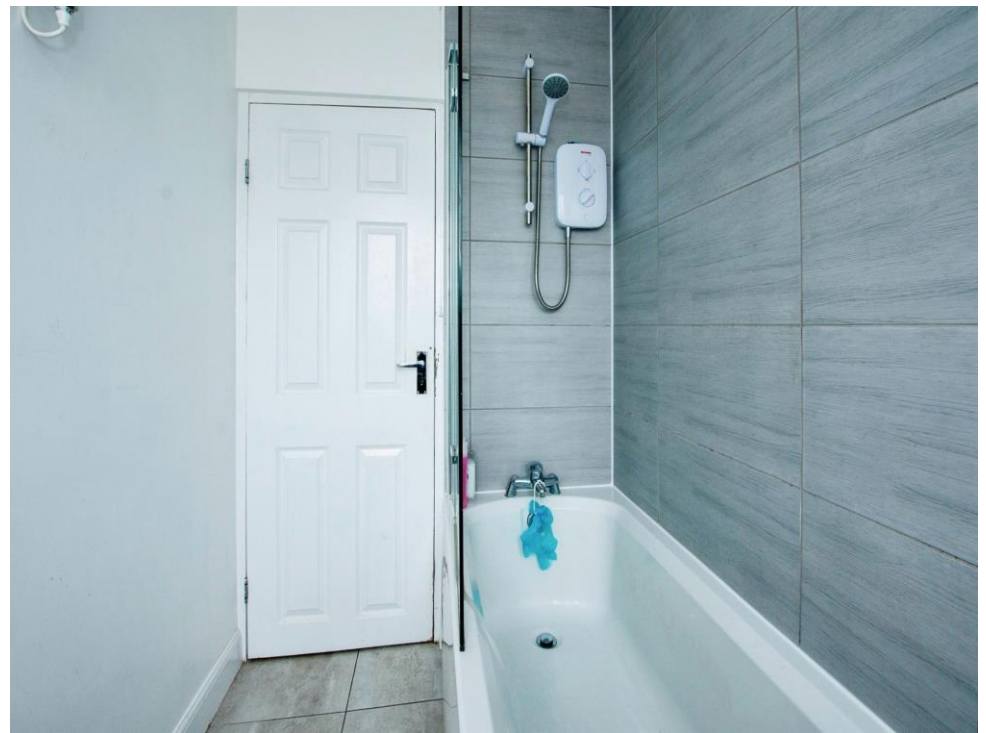
## Bedroom Two

6' 9" x 11' 8" ( 2.06m x 3.56m )  
Double glazed window to front elevation and electric heater.

## Bathroom

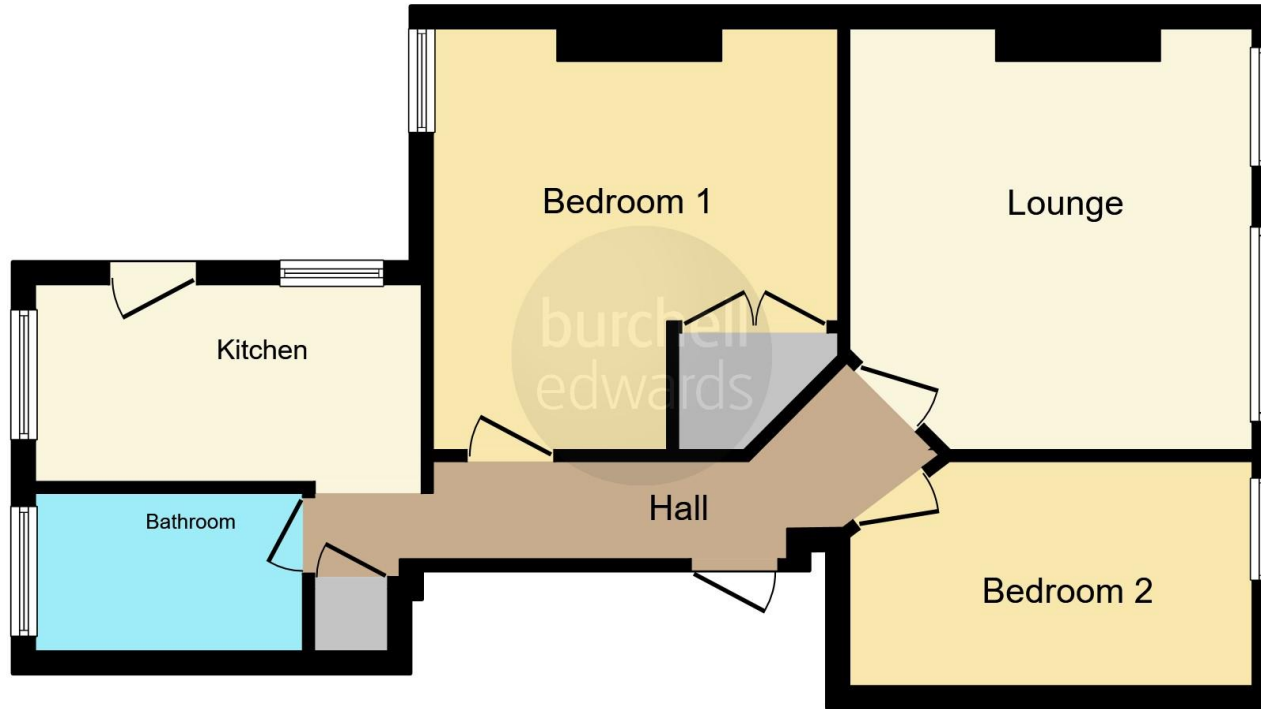
Double glazed window to rear elevation, bath, shower, wash hand basin, W.C, extractor fan, tiling to splash prone areas, tiled flooring and electric heated towel rail.











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](http://www.focalagent.com)

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**EPC Rating: E**

**Tenure: Leasehold**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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