



## Flat 1st Floor

Masons View, Wood End Road, Erdington, Birmingham

Asking Price **£110,000.00**

  
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## AT A GLANCE



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- No Upward Chain
- Open Plan Living Space
- Allocated Parking
- Walking Distance to High Street
- Close to Train Station

## MATERIAL INFO

- Leasehold
- Years Remaining: 106
- Ground Rent: £980
- Service Charge: £260
- EPC - C
- Council Tax - A
- Electric Heating
- Standard Construction Type

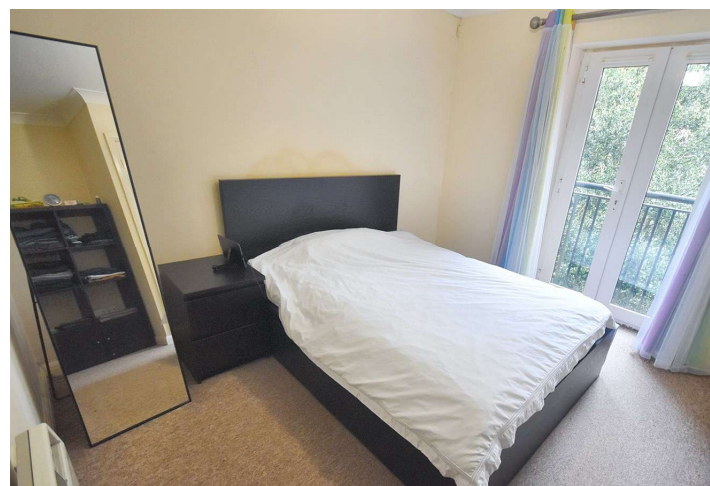


## DESCRIPTION

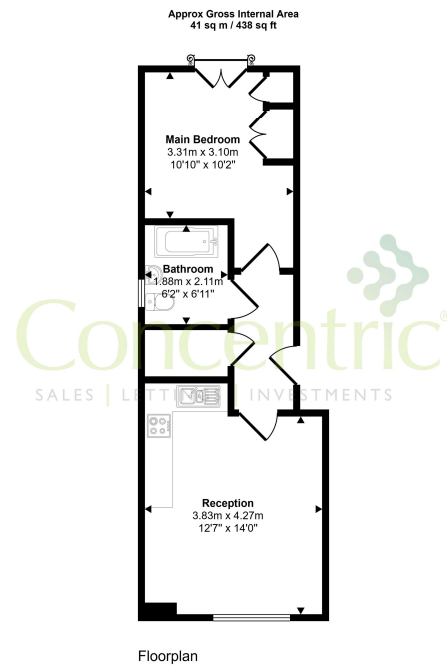
This well presented one bedroom, first floor flat is located on a popular modern development within walking distance to local amenities including train station and Erdington High Street. The property would make a great first time buy or buy-to-let investment, and is already tenanted at £750pcm. Accommodation comprises; communal entrance hall, hallway, lounge open with the fitted kitchen, a double bedroom and bathroom. Additional benefits include communal gardens, allocated parking and a secure entry system. EPC - C / Council Tax - A

### CURRENT TENANCY INFO:

Monthly Rent: £750pcm - Can be sold with or without tenant in situ, dependent on buyer preference.



## FLOOR PLAN



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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