



**Spire Court Manor Road, Edgbaston Birmingham B16 9ND**

**welcome to**

## **Spire Court Manor Road, Edgbaston Birmingham**

\*\*\*\*\* GREAT LOCATION \*\*\* EASY ACCESS TO BIRMINGHAM CITY CENTRE \*\*\*\* TWO - BEDROOMS \*\*\*\* OPEN PLAN LOUNGE/KITCHEN AREA \*\*\* FAMILY BATHROOM \*\*\* ALLOCATED CAR PARKING \*\*\*\* 107 YEARS LEFT ON THE LEASE \*\*\*\* GREAT INVESTMENT OPPORTUNITY \*\*\*\*\*

### **Agent Note**

This property is council tax band D.

### **Entrance Hall**

Storage cupboards.

### **Lounge/Kitchen**

Open Plan - double glazed window to front, french doors to rear, range of wall and base units with drawers and work tops, sink and drainer unit, plumbing for washing machine, electric hob & oven.

### **Bedroom 1**

11' 4" x 10' 4" ( 3.45m x 3.15m )

French door to rear, Electric radiator, fitted wardrobes.

### **Bedroom 2**

11' 4" x 6' 10" ( 3.45m x 2.08m )

double glazed window to rear, electric radiator.

### **Bathroom**

bath with shower over, heated towel rail, low level flush w/c, hand wash basin.





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## Spire Court Manor Road, Edgbaston Birmingham

- Ground Floor Apartment.
- Two Bedrooms.
- Long Lease of 107 years remaining.
- Open Plan Lounge/Kitchen.
- Great Investment Opportunity.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1600.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price **£140,000**



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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Property Ref:  
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