



Summerfield Crescent, BIRMINGHAM B16 0EN

welcome to

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*** FINISHED TO AN IMMACULATE STANDARD *** UNIQUE TWO-BEDROOM APARTMENT *** GENEROUS RECEPTION ROOM *** CLOSE TO LOCAL AMENITIES *** PICTURESQUE RESERVOIR VIEWS *** FITTED KITCHEN *** COMMUNAL GARDEN *** SECURE INTERCOM SYSTEM ***



Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Hall

Stairs up to mid-floor apartment.

Living Room

2 Double glazed windows, 3 central heating radiators, ceiling light connection, laminate flooring, storage cupboard, space for dining table.

Kitchen

Lino flooring, integrated oven & hob, sink & drainer, plumbing for washing machine, space for tumble dryer, space for under counter fridge, part tiled walls.

Bedroom 1

Double glazed window, laminate flooring, ceiling light connection, central heating radiator.

Bedroom 2

Double glazed window, laminate flooring, ceiling light connection, central heating radiator.

Bathroom

Laminate flooring, bath with shower over, wash hand basin with hot & cold taps, cabinet above, low level flush w/c, shelving, part tiled walls.

Front Of Property

Block paved driveway.

Rear Garden

Communal garden, views of the reservoir, fishpond with decking around.



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Summerfield Crescent, BIRMINGHAM

- Immaculate finish.
- Two-bedrooms
- Generous reception rooms
- Close to local amenities
- Picturesque reservoir views.

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HBN112457 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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