

FOR SALE

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Rudgewick Croft

Aston, Birmingham, B6 4TQ

Midland Residential is pleased to present this first-floor flat situated in Rudgewick Croft, Aston. Being ideal for a first-time buyer or investor., The property benefits from and being in a convenient location, comprising of an entrance hallway, reception room, kitchen, bathroom and bedroom. The property further benefits from gas warm air central heating and double-glazed windows (where specified). The property is in need of modernisation and being leasehold with 80 year lease remaining with an annual service charge of £1058 approximately and a ground rent of £20 per annum. No ground rent review date has been reported by the vendor.

Offers In The Region Of £79,950

34 Rudgewick Croft

Aston, Birmingham, B6 4TQ



- First Floor Flat
- Fitted Kitchen
- Double Glazed (w/s)
- Council Tax Band A
- One Bedroom
- Fitted Bathroom
- In Need of Modernisation
- Reception Room
- Gas Warm Air Central Heating
- EPC Rating E

Approach

Having a gated entrance with steps leading to the front door, storage cupboard and a mix of bushes and shrubs

Entrance Hall

7'4" x 2'11" (2.24 x 0.90)

Having a fitted carpet, door to store, stairs to the first floor with wooden hand rails, storage cupboard, ceiling light point

Landing

3'2" x 2'7" (0.98 x 0.81)

Having fitted carpets, UPVC double glazed window to front elevation, hand rail, ceiling light point

Hallway

2'11" x 12'4" (0.91 x 3.76)

Having a fitted carpet, two storage cupboards housing Aristo One Boiler and Honeywell Home Thermostat, ceiling light point

Living Room

16'0" x 9'10" (4.90 x 3.01)

Having laminate flooring, wooden fire surround with electric fire place (not tested), UPVC double glazed windows to the front and rear elevations, serving hatch leading to kitchen and two ceiling light points

Kitchen

9'8" x 7'8" (2.96 x 2.35)

Having tiled flooring, a mix of white wall and base kitchen units, inset stainless steel sink with hot and cold mixer tap over, UPVC double glazed window to rear elevation and ceiling light point

Bedroom

12'9" x 10'3" (3.90 x 3.14)

Having laminate flooring, UPVC double glazed window to rear elevation, door to store housing fuse board, ceiling light point

Bathroom

9'9" x 4'9" (2.99 x 1.46)

Having vinyl flooring, hand rail, WC, fitted bath with hot and cold water taps over, Triton electric shower (not tested) with curtain rail over, wash hand basin with hot and cold water taps, wall mounted mirrored cabinet, UPVC double glazed windows to rear elevation, ceiling light point

Material Information

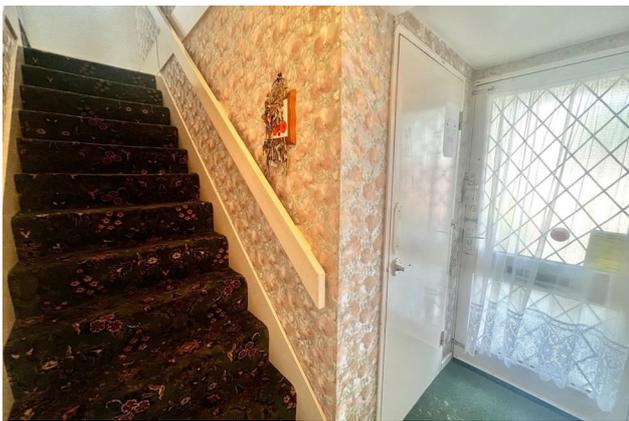
Verified Material Information:
Council tax band: A, Tenure: Leasehold, Lease length: 80 years remaining, Ground rent: £20 pa, Service charge: £1058.76 pa, Property type: 1st floor flat, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supply, Sewerage: Mains, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great, Parking: Communal, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk: No, Planning

permission issues: No, Accessibility and adaptations: None, Coal mining area: No, Non-coal mining area: Yes, Energy Performance rating: E Survey Instructed, All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation. DISCLAIMER NOTICE: Digital Markets, Competition and Consumers Act 2024 The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must

assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown. Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so. Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

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Tenure: We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £30.00 per person is payable at the point of the offer being accepted.