

# FOR SALE

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## Osbourne Close

### Aston, Birmingham, B6 5UL

Midland Residential is pleased to bring to market this first-floor studio apartment located in Aston, in and sold with vacant possession. Being conveniently located near the M6 Motorway and within easy access to Birmingham City Centre. Having an open plan living space, consisting of a kitchen, lounge and bedroom area, with a separate fully equipped bathroom and store room. The property further benefits from a secure entrance with intercom access, double-glazed windows where specified, electric heating and is set within well-kept grounds. This studio will make an ideal buy-to-let investment and is also suitable for first-time buyers, single occupants or couples alike. Viewings by appointment only. Sold chain free, leasehold with 76 years lease remaining. Cash buyers preferred.

**Offers In The Region Of £67,500**

# 10 Osbourne Close

## Aston, Birmingham, B6 5UL



- Studio Apartment
- First Floor
- Double Glazed (WS)
- Birmingham Tax Band: A
- Leasehold with 76 years remaining
- Newly Decorated
- All Electric
- No Chain
- Bath & Shower
- EPC Rating: E

### Approach

Being set back from the road, in private well-maintained gardens, leading through onto a communal entrance door with security intercom provisions, Having a communal hallway with stairs leading through to the first floor.

### Entrance

Being access through a timber framed front door into main studio area with open plan living space comprising of living area kitchen area and bed area.

### Studio

18'0" x 14'5" (widest point) (5.5 x 4.4 (widest point))  
Having vinyl flooring, electric heater with surround, UPVC double-glazed window, a telephone intercom receiver, and recessed ceiling spotlights.. KITCHEN AREA- Having vinyl flooring, a selection of wall and base units with laminated work surface with stainless steel sink inset with hot and cold taps over, kitchen extractor fan, UPVC double-glazed window with secondary double-glazed unit, electric wall heater, ceiling

light point, washing machine plumbing. BEDROOM AREA - Having a fitted carpet, consumer fuse board, recessed ceiling spotlights with door leading through to the washroom.

### Bathroom Annexe

4'6" x 5'3" (1.393 x 1.608)  
Having vinyl flooring, selection of wall shelving, wash hand basin with hot and cold tap over and pedestal below, Ariston hot water heater, UPVC double glazed window with obscure glass, secondary glazing unit, ceiling light point, loft hatch access point, door leading to:

### Bathroom

5'2" x 5'10" (1.594 x 1.786)  
Having vinyl flooring, bath with hot and cold tap over, Triton electric shower, splashback wall tiles to bath area, electric heated towel rail, close-coupled WC, part wall tiles, wall extractor fan, ceiling light point, UPVC double-glazed, window with obscure glass.

### Material Information


Council Tax Band: A with Birmingham council, Tenure: Leasehold, Property type:

Studio Flat, Property Construction: Standard form, Electricity supply: Mains electricity, Other electricity sources: No, Solar Panels: No, Water supply: Mains water and sewerage supplied by Severn Trent Water (the vendor has reported the property has a water meter), Heating: Central Heating, Broadband, Highest available download speed, Standard 1mpbs, Superfast 14mpbs and Ultrafast 1800mpbs. Highest available upload speed, Standard 1mpbs, Superfast 20mpbs and Ultrafast 220mpbs. Mobile coverage: O2 – Good outdoor, variable in-home, Vodafone - Good outdoor and in-home, Three - Good outdoor and in-home, EE - Good outdoor and in-home. Parking: Street Parking. Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Private right of way: No, Long-term area flood risk: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues:

No, Accessibility and adaptations: No, Coal mining area: Located off the coalfield, Energy Performance rating: E 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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Property Particulars.** These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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923 Walsall Road, Birmingham, West Midlands, B42 1TN

Tel: 01213477000 Email: [info@midlandresidential.co.uk](mailto:info@midlandresidential.co.uk) <https://www.midlandresidential.co.uk>