



School Drive, Shard End Birmingham B34 7NR

welcome to

School Drive, Shard End Birmingham

****SPACIOUS CORNER FLAT**LOUNGE / DINING ROOM**TWO BEDROOMS**NEW MODERN FULLY EQUIPPED KITCHEN**NEWLY INSTALLED BATHROOM**NEARBY LOCAL AMENITIES **LONG LEASEHOLD**ALLOCATED PARKING**EARLY VIEWING RECOMMENDED****



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

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.

Lounge

Double-glazed window to rear, Juliette Balcony, two ceiling light points, double-glazed window to rear, two electric radiators and wooden floor.

Kitchen

Wall drawer and base units, roll top work surface, hob, oven and extractor hood, sink and drainer, plumbing for washing machines, double-glazed window to rear, electric radiator and ceiling light point.

Landing

Ceiling light point, electric radiator, storage/boiler cupboard and carpet.

Bedroom One

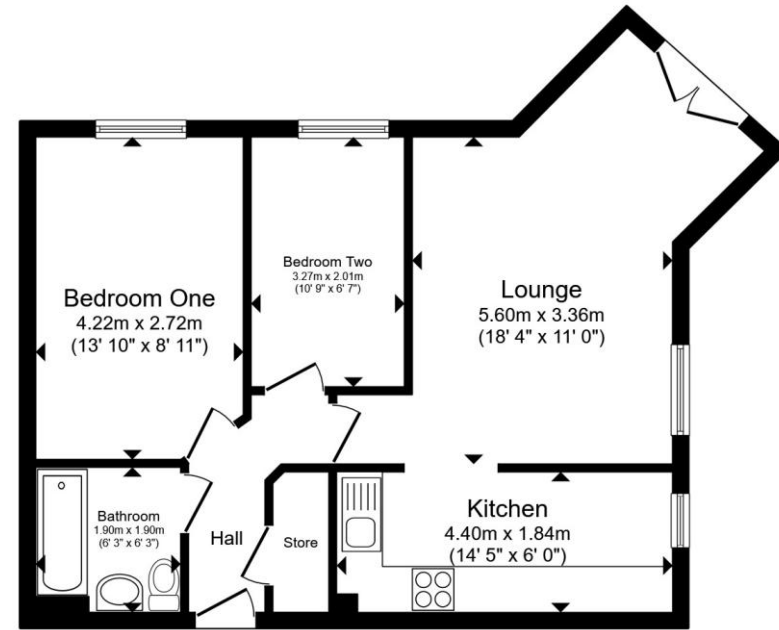
Double-glazed window to rear, electric radiator, built in wardrobe, ceiling light point and carpet.

Bedroom Two

Double-glazed window to rear, ceiling light point, electric radiator and carpet

Bathroom

Low level w.c., sink, tiled, ceiling light point, p shaped bath with shower over, towel radiator and extractor fan.



Total floor area 54.9 m² (591 sq.ft.) approx

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.propertybox.io

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Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1742.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB105179 - 0002

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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