

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**BRIDDSLAND ROAD, TILE CROSS, B33 0BH  
£87,000 LEASEHOLD**

- Much Improved Ground Floor Flat
- Central Heating
- Private Rear Garden
- One Bedroom
- Double Glazing
- No On-going Chain

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.  
Registered office: 301-303 Chester Road B36 0JG



A much improved Ground Floor Flat which must be viewed internally in order to be fully appreciated. Private front entrance, Hall, re-fitted Shower Room, re-fitted Kitchen, Lounge with underfloor heating, Bedroom, private rear garden. No on-going chain.

## GROUND FLOOR

### Front Entrance

UPVC front door.

### Hallway

Tiled floor covering, 2 store rooms.

### Re-fitted Shower Room

Fully tiled walls, shower cubicle with glazed screens and shower fitment, wash hand basin with store cupboards beneath, low flush w.c., central heating radiator, tiled floor covering, feature ceiling with spot light fittings.

### Re-fitted Kitchen

8'4" x 5'8" (2.56 x 1.74)

Modern fitted base and wall units, work surfaces, stainless steel sink, 'built-in' oven and hob unit, recess for refrigerator, tiled floor covering, double glazed door, feature ceiling with spot light fittings.

### Lounge

15'6" x 10'0" (4.74 x 3.07)

Underfloor heating, 'antique style' central heating radiator, laminate floor covering, double glazed window and door, feature ceiling with spot light fittings.

### Bedroom

10'7" x 8'11" (3.24 x 2.73)

Double glazed window, laminate floor covering, central heating radiator, 'built-in' wardrobe.

### OUTSIDE

### Rear Porch

Double glazed rear door, store off housing combination gas fired central heating boiler, plumbing for automatic washing machine.

### Rear Garden

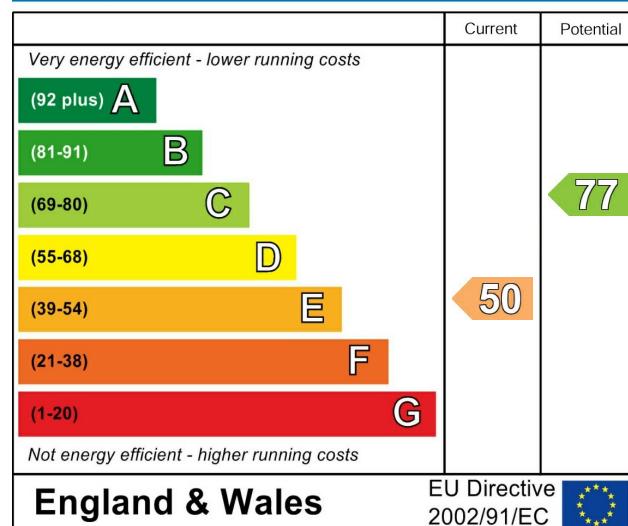
Being predominately paved with garden shed and rear tradesman's entrance.

### ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold with approximately 96 years unexpired. Ground Rent is £10 per annum. Service Charge is approximatley £230 per annum. However, we would advise any prospective buyer to have this information verified with a Legal Representative.

Council Tax - Band A - Birmingham City Council.

### Energy Efficiency Rating



### HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

### FIND US ON:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.