

# Barratt Last

## ESTATE AGENTS

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**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

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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.

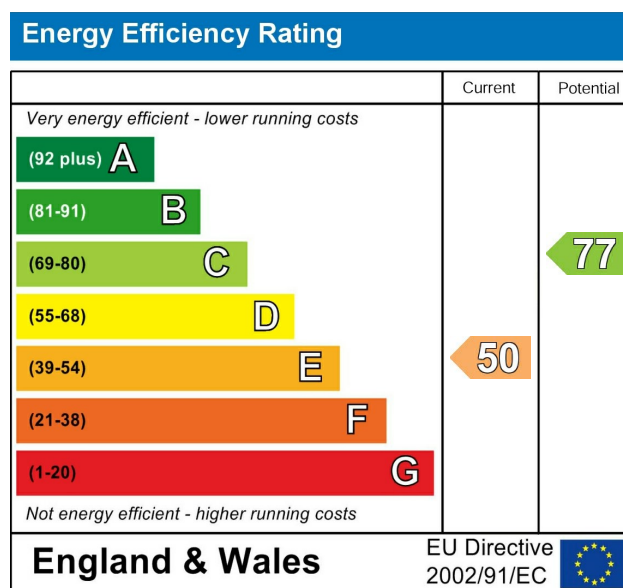
## Rear Garden

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 approximately £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.



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