



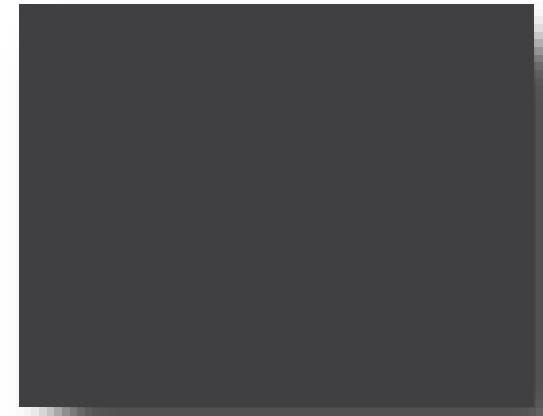
Maynard Road, Edgbaston Birmingham B16 0PW



welcome to

Maynard Road, Edgbaston Birmingham

***** PERFECT INVESTMENT OPPORTUNITY ***** CLOSE TO LOCAL AMENITIES ***** WALKING DISTANCE TO METROPOLITAN HOSPITAL *****
GROUND FLOOR FLAT ***** TWO GOOD SIZED BEDROOMS ***** OPEN PLAN KITCHEN/LIVING ***** FAMILY BATHROOM ***** ALLOCATED
PARKING SPACE *****



Agent Note

This property is council tax band A.

Entrance Hallway

Double glazed window, radiator, built in storage cupboard.

Lounge

15' x 15' (4.57m x 4.57m)

Double glazed window to rear, radiators, open plan.

Kitchen

9' x 7' (2.74m x 2.13m)

Double glazed window, sink & drainer with mini sink, open-plan, wall & base units with worktops over, induction hob, integrated oven, plumbing for utilities.

Bedroom 1

12' x 7' 1" (3.66m x 2.16m)

Double glazed window, radiator.

Bedroom 2

9' x 8' (2.74m x 2.44m)

Double glazed window, radiator.

Bathroom

Shower over bath, w/c, wash hand basin with hot & cold taps, tiles to splash-prone areas.



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welcome to

Maynard Road, Edgbaston Birmingham

- Investment Opportunity.
- Close to local amenities.
- Walking distance to Metropolitan Hospital.
- Ground floor flat.
- Two good sized bedrooms.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2100.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in the region of

£130,000



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Property Ref:
HBN111824 - 0004

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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Please note the marker reflects the
postcode not the actual property



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