



Offers Over £135,000 Flat 6, Artillery Street, Birmingham, B9 4QH

- Modern Style Flat
- First Floor Property
- Two double Bedrooms
- Lounge
- Re Fitted Kitchen with Built In Appliances
- Bathroom
- Extended Lease
- No Upward Chain
- Communal Gardens
- 20 Minute Walk to Digbeth

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

**** INVESTORS ONLY ** MODERN STYLE
FIRST FLOOR FLAT ** TWO DOUBLE
BEDROOMS ** QUIET LOCATION **
EXTENDED LEASE ** 20 MINUTE WALK
TO DIGBETH ** SOLD WITH SITTING
TENANT CURRENT RENT £1050 PCM *****

STILL LOOKING FOR A PROPERTY
WHICH IS CLOSE TO BIRMINGHAM
CITY CENTRE BUT TUCKED AWAY IN A
QUIET LOCATION? THIS ONE COULD
BE FOR YOU!!

This WELL PRESENTED, FIRST FLOOR
FLAT is accessed via communal
gardens and security entrance with
accommodation comprising of:-
entrance, hallway, lounge, RE KITCHEN
WITH APPLIANCES INCLUDED, TWO
BEDROOMS and bathroom.

The property benefits from electric
heating and double glazing both
where specified and is offered with NO
UPWARD CHAIN and EXTENDED
LEASE.

CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING TODAY!

Sold with sitting tenant current rent
£1050 PCM

Energy Rate: C

Approach

The property is accessed via a
communal garden and pathway
leading to a security entrance door
with staircase leading to the first floor
and property entrance door.

Entrance Hallway

Ceiling spotlights. Wall mounted
storage heater. Wood effect flooring.
Storage cupboards. Doors giving
access to accommodation:-

Lounge

16'8" x 11'7" (5.08m x 3.53m)

Double glazed window to front.
Electric heater. Ceiling spotlights.
Wood effect flooring. A door to the side
giving access to the kitchen.

Kitchen

10'1" x 7'2" (3.07m x 2.18m)

A range of wall and base units with
worksurfaces over incorporating a
stainless steel, sink and drainer unit
with mixer tap over. APPLIANCES
INCLUDE ELECTRIC HOB WITH
ELECTRIC OVEN UNDERNEATH WITH
EXTRACTOR CANOPY OVER, FRIDGE
AND FREEZER, DISHWASHER AND
WASHING MACHINE. Ceiling
spotlights. Part tiling to the walls.

Wood effect flooring. Double glazed window to the side.

Bedroom One

10'2" x 9'2" (3.10m x 2.79m)

Double glazed window to the side and wall mounted electric heater. Ceiling spotlights. Wood effect flooring.

Bedroom Two

11'1" x 9'1" (3.38m x 2.77m)

Double glazed window to the side. Electric heater. Ceiling spotlights. Wood effect flooring.

Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Suite comprises of a panelled bath with electric shower over with glass screen, pedestal wash basin and low flush WC. Part tiling to the walls. Tiling to the flooring. Ceiling spotlights. Extractor fan.

OUTSIDE

Communal Gardens

With communal gardens and mature trees and shrubbery.

GENERAL INFORMATION

The property is LEASEHOLD with

approximately 119 years length of lease. We understand the ground rent is £100 pounds per annum payable to Mainstay Management Limited We understand the service charge payable is £150 per month. We understand the Management Company for the service charge is Linecroft Limited, Berkeley House, 304 Regents Park Road, London , N3 2JY

BROADBAND & MOBILE COVERAGE

MOBILE PERFORMANCE

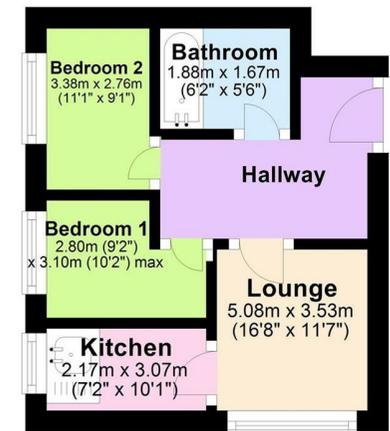
EE - 88%
3 - 83%
VODAFONE - 80%
O2 - 73%

BROADBAND

Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

INFORMATION FROM OFCOM

First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		71	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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