

FOR SALE



Guthrum Close, Erdington

2 Bedrooms, 1 Bathroom, Second Floor Flat

£120,000





- SECOND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- BALCONY
- BATHROOM
- COMMUNAL ENTRANCE

Martin & Co are pleased to offer this well presented second floor flat that is ideally located for transport links, shops and amenities all nearby.

This property is approached via a shared communal hallway with front door leading to the hall with good storage cupboards off. There is a nicely proportioned lounge with balcony garden off. There is a fitted kitchen and there are two good sized bedrooms that are accompanied by the bathroom. There are communal lawns and garage en block

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



COMMUNAL ENTRANCE

HALLWAY

LOUNGE 12' 10" x 10' 2" (3.91m x 3.1m)

GARDEN BALCONY

KITCHEN 11' 5" x 6' 7" (3.48m x 2.01m)

BEDROOM ONE 16' 0" x 9' 9" (4.88m x 2.97m)

BEDROOM TWO 9' 8" x 7' 9" (2.95m x 2.36m)

BATHROOM 6' 3" x 5' 6" (1.91m x 1.68m)

GARAGE EN BLOCK

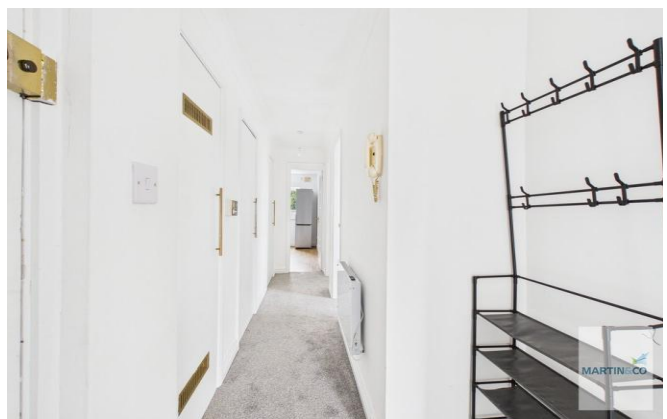
NO UPWARD CHAIN

INFORMATION COUNCIL TAX BAND - A

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is Leasehold with start date of 18/2/19 and expires 23.6.2199. We have been advised the service charge is £1800 p/a combined with the Ground Rent. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor. Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Approximate total area⁽¹⁾

597 ft²

Balconies and terraces

117 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Sutton Coldfield **0121 321 6090**
 14 Beeches Walk • Sutton Coldfield • B73 6HN
 T: 0121 321 6090 • E: suttoncoldfield@martinco.com <http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.