

# Cottons

CHARTERED SURVEYORS

198 Ivyfield Road, Erdington,  
Birmingham, B23 7HS

**£140,000**



- 2 Bedrooms
- 127 Years Remaining on Lease
- Allocated Rear Garden
- Ideal for First Time Buyers
- Garage
- Low Service Charge of £90 p/a

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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A 2-bedroom ground floor maisonette set back from the scenic Witton Lakes. With a long lease of 127 years remaining and a low service charge of £90 p/a, this property is ideal for a first-time buyer. This property benefits from 2 bedrooms, UPVC double glazed windows, gas fired central heating, an allocated rear garden and a garage within a gated compound.

Council Tax Band: A EPC Rating: C Service Charge: £90 p/a

## Property Tenure

Leasehold

## Council Tax Band

A

## Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

## ACCOMMODATION

### Entrance Hall

### Lounge 14' 3" x 11' 0" (4.35m x 3.36m)

Benefiting from UPVC double glazed windows and central heating radiator.

### Kitchen 7' 10" x 10' 7" (2.40m x 3.23m)

Benefiting from UPVC double glazed windows and a hot water boiler.

### Bedroom 1 13' 8" x 10' 0" (4.16m x 3.06m)

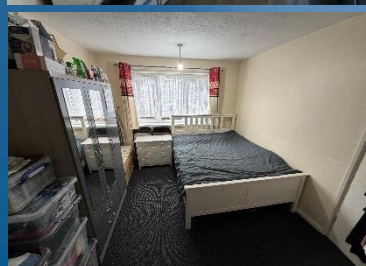
Benefiting from UPVC double glazed windows and central heating radiator.

### Bedroom 2 10' 11" x 6' 2" (3.34m x 1.87m)

Benefiting from UPVC double glazed windows and central heating radiator.

### Bathroom 5' 4" x 6' 5" (1.62m x 1.96m)

Benefiting from UPVC double glazed windows, panel bath, wash basin, WC and an overhead mixer shower.



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