



Maynard Road, Edgbaston Birmingham B16 0PW

welcome to

Maynard Road, Edgbaston Birmingham

***** NO CHAIN ***** PERFECT FIRST TIME BUY ***** BUY TO LET OPPORTUNITY ***** EXCELLENT LOCATION ***** CLOSE TO LOCAL AMENITIES
***** COMMUTABLE TO METROPOLITAN HOSPITAL ***** TWO - BEDROOMS ***** ALLOCATED PARKING ***** PARK VIEWS *****

Agent Note

This property is council tax band B.

Entrance Hall

Double glazed door to front & window to side, door to rest of the hallway, doors to bathroom and the 3 bedrooms.

Lounge/Diner/Kitchen

21' 8" x 17' 6" (6.60m x 5.33m)

Double glazed windows to side, central heating radiator, carpeted in lounge, laminate flooring in kitchen, range of wall & base units with drawers and worktops over, built in electric cooker with extractor hood over, sink & drainer with mixer tap, space for washing machine & tumble dryer, boiler on wall, space for fridge freezer, part tiled walls.

Bedroom 1

12' 3" x 7' 9" (3.73m x 2.36m)

Double glazed window to side, central heating radiator, carpeted.

Bedroom 2

9' 4" x 8' 3" (2.84m x 2.51m)

Double glazed window to side, central heating radiator, carpeted.

Bathroom

Central heating radiator, low level flush w/c, wash hand basin, bath with glass screen, tiling to splash-prone areas. laminate flooring.

Property Entrance

Post box in entrance of property.





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Maynard Road, Edgbaston Birmingham

- No chain.
- Perfect first time buy.
- Buy to let opportunity.
- Excellent location.
- Close to local amenities.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HBN111822 - 0006

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