



Summerfield Crescent, Birmingham B16 0EN

welcome to

Summerfield Crescent, Birmingham

*** FINISHED TO AN IMMACULATE STANDARD *** UNIQUE TWO-BEDROOM APARTMENT *** GENEROUS RECEPTION ROOM *** CLOSE TO LOCAL AMENITIES *** PICTURESQUE RESERVOIR VIEWS *** FITTED KITCHEN *** COMMUNAL GARDEN *** SECURE INTERCOM SYSTEM ***



Agent Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Communal hall with stairs that lead up to the apartment. Ceiling light connection,

Living Room

14' 4" x 8' 11" (4.37m x 2.72m)

Double glazed window, carpet, ceiling spotlights, central heating radiator, 3 storage cupboards, doors to kitchen & the two bedrooms.

Kitchen

8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window with beautiful views of the reservoir, door to bathroom, lino floor, part tiled walls, part sloped ceiling, integrated oven & hob, sink & drainer, plumbing for washing machine, space for fridge freezer & tumble dryer, range of wall & base units with drawers and work tops over, ceiling spotlights, central heating radiator.

Bathroom

7' 5" x 4' 8" (2.26m x 1.42m)

Lino flooring, part cladding to the walls, bath with shower over & glass screen door, wash hand basin with hot & cold taps, mirror cabinet above, low level flush w/c, central heating radiator, wall mounted boiler.

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed windows, carpet, ceiling light connection, central heating radiator, part sloped ceiling.

Bedroom Two

13' 1" x 9' 5" (3.99m x 2.87m)

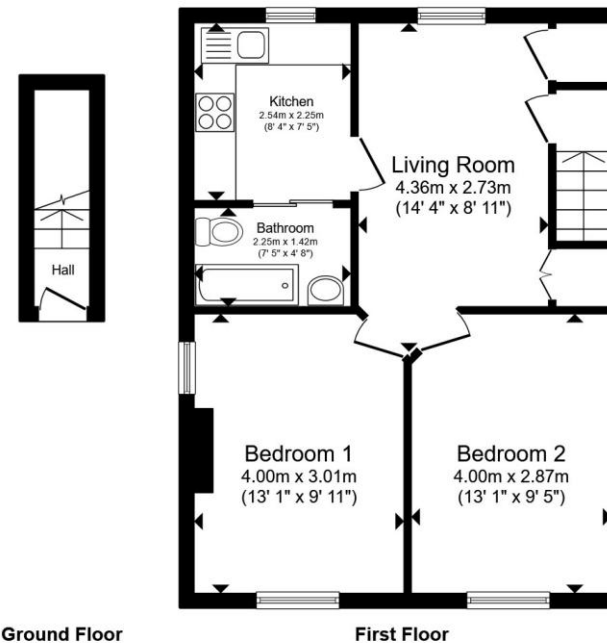
Double glazed window, carpet, ceiling light connection, central heating radiator, part sloped ceiling.

Front Of the Property

Block paved driveway to front.

Rear Garden

Communal garden.



Total floor area 51.3 m² (552 sq.ft.) approx

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.propertybox.io

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welcome to

Summerfield Crescent, Birmingham

- Immaculate Finish.
- Two-bedrooms.
- Generous reception room.
- Close to local amenities.
- Picturesque reservoir views.

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HBN112443 - 0005

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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