



Oak Tree Court Pembroke Way, Birmingham B28 9EX

shipways

welcome to
Oak Tree Court Pembroke Way,
Birmingham

- First floor two-bedroom apartment
- Over 55s/60s
- Spacious lounge/diner
- Separate fitted kitchen
- Modern shower room

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 3159.96

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.

offers over

£80,000

A well-presented first floor two-bedroom apartment located within the popular over-55s/60s development of Oak Tree Court in Hall Green, offering spacious accommodation, a separate kitchen and a modern shower room in a quiet, community-focused setting.



view this property online shipways.co.uk/Property/SLY112182



Property Ref:

SLY112182 - 0004

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.

Agent Note

Entrance Hall

Lounge

18' x 9' 6" (5.49m x 2.90m)

Kitchen

7' 4" x 8' 9" (2.24m x 2.67m)

Bedroom One

13' 8" max x 8' 1" (4.17m max x 2.46m)

Bedroom Two

13' 10" max x 6' 4" (4.22m max x 1.93m)

Bathroom



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