



**Chestnut Road, Birmingham B13 9AJ**



**welcome to**

## **Chestnut Road, Birmingham**

\*\*\*CALLING ALL INVESTORS \*\*\*\* TWO - BEDROOMS \*\*\* DUPLEX APARTMENT \*\*\* APPROXIMATELY 56 YEARS REMAINING ON THE LEASE \*\*  
CURRENTLY LET \*\*\*\*\* COMMUNAL GARDENS TO THE REAR \*\*\*\* KITCHEN \*\*\* THROUGH LOUNGE \*\*\*\* UPSTAIRS BATHROOM \*\*\*

### **Agent Note**

This property is council tax band A.

### **Approach**

Via alley way, to patio & entrance door.

### **Hallway**

Stairs to first floor.

### **Lounge**

27' 5" x 10' 6" ( 8.36m x 3.20m )

Double glazed window to rear, fire surround, electric heater.

### **Kitchen**

8' 11" x 8' 8" ( 2.72m x 2.64m )

Range of wall and base units with worktops over, sink & drainer unit, oven & hob, extractor fan.

### **Landing**

#### **Bedroom 1**

13' 3" x 13' 2" ( 4.04m x 4.01m )

Window to front, electric heater.

#### **Bedroom 2**

14' 3" x 11' 2" ( 4.34m x 3.40m )

Window to rear.

### **Bathroom**

Double glazed window, Low level flush w/c, shower, bath, wash hand basin.

### **To The Rear**

Communal gardens, rear garden, patio area.





***view this property online*** [shipways.co.uk/Property/HBN111902](https://shipways.co.uk/Property/HBN111902)



welcome to

## Chestnut Road, Birmingham

- To all buyers.
- To all investors.
- Two-bedrooms.
- Duplex Apartment.
- Communal Rear Gardens.

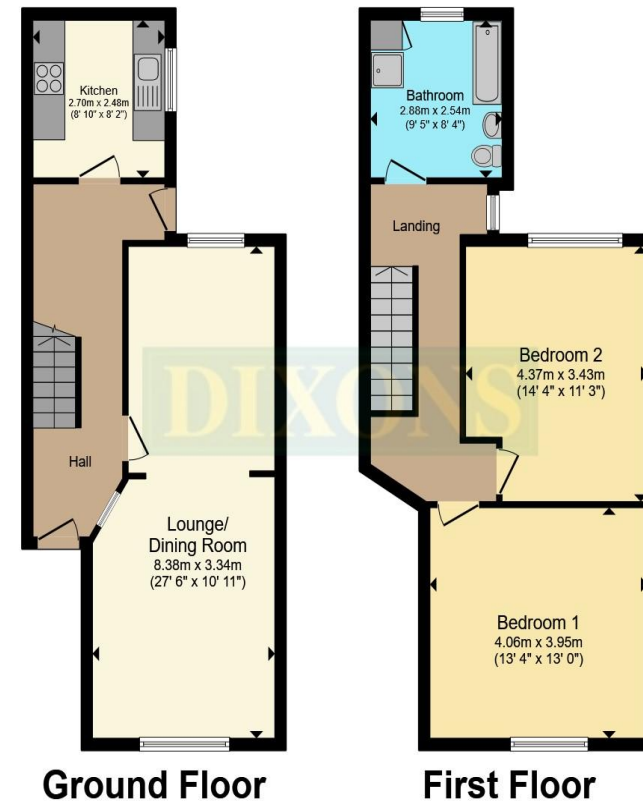
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1629.87

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



Total floor area 92.3 m<sup>2</sup> (994 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.focalagent.com](http://www.focalagent.com)

**view this property online** [shipways.co.uk/Property/HBN111902](http://shipways.co.uk/Property/HBN111902)



Property Ref:  
HBN111902 - 0008

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.

  
shipways



**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



**[shipways.co.uk](http://shipways.co.uk)**