

For Sale

offers over **£125,000**



Maynard Road Edgbaston BIRMINGHAM B16 0PW

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Lounge/Kitchen/Diner

Spacious open-plan living area with wood-style laminate flooring throughout. The lounge benefits from a rear-aspect double-glazed window with garden views, and double doors opening onto a private balcony overlooking a well-maintained communal green. Finished with a ceiling light point and radiator for comfort.

The kitchen includes a front-aspect double-glazed window, a range of fitted wall and base units, part-tiled walls, and a sink with mixer tap. Integrated appliances include an electric oven and four-ring gas hob with cooker hood extractor. There's also plumbing for a washing machine and housing for the central heating boiler.

Bedroom One

A bright and comfortable room featuring a double-glazed window, wood-style laminate flooring, ceiling light point, and a radiator.

Bedroom Two

A bright and comfortable room featuring a double-glazed window, wood-style laminate flooring, ceiling light point, and a radiator.

Bathroom

Bathroom featuring a bath with overhead shower, hand wash basin, and WC. Finished with pattern style flooring, part-tiled walls, ceiling light point, and radiator

Agent Notes

Please note that an AML fee of £80 inc VAT 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.







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

To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA312450 - 0009

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 2200.00

Ground Rent: 200.00

view this property online
connells.co.uk/Property/BEA312450

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.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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