



Romford Close, Birmingham

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## Property Description

A traditional style two bedroom, ground floor maisonette. Accommodation comprises entrance porch, lounge, fitted kitchen, two bedrooms and bathroom. Property further benefits from double glazing, gas central heating, private rear garden, and no upward chain. Property has approx 57 years remaining on lease. With cash buyers only. This is a fantastic retirement property of buy to let.

## Approach

Paved pathway leading to double glazed door opening into entrance porch.

## Entrance Porch

Central heating radiator and door into lounge.

## Lounge

11' 4" x 15' 9" ( 3.45m x 4.80m )

Double glazed window to side elevation, double glazed window to front elevation, feature fire and surround with space for inset electric fire and central heating radiator.

## Kitchen

10' 8" x 8' 9" ( 3.25m x 2.67m )

Double glazed window and door to rear elevation, a range of wall and base units with roll top work surface over incorporating a stainless steel sink with drainer unit, built in cooker, hob and extractor, space and plumbing for washing machine, space for appliances, central heating radiator, combi boiler housed.

## Internal Lobby/ Hallway

Two built in cupboards and all doors off.



## Bedroom One

9' 5" x 13' 2" ( 2.87m x 4.01m )

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

7' 5" x 10' 10" ( 2.26m x 3.30m )

Double glazed door to rear elevation, central heating radiator and fitted wardrobes.

## Bathroom

Double glazed window to rear elevation, paneled bath with shower over, wash hand basin, W.C, central heating radiator and fully tiled.

## Rear Garden

Outside tap, gate to side, paved patio area, laid to lawn and fencing to all boundaries.









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EPC Rating: C Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
120.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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