

for sale

£130,000



## Ashton Croft Birmingham B16 8EX

This two bedroom property, offering kitchen with separate lounge, bathroom, two good size bedrooms. Property has easy access to local amenities located in City centre and parking available.

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# Ashton Croft Birmingham B16 8EX

## Approach

Communal entrance with access to all floors, parking available and communal gardens.

7' 9" x 5' 8" ( 2.36m x 1.73m )

Bath with shower overhead, wash hand basin, w.c.

## Lounge

15' 4" x 11' 10" ( 4.67m x 3.61m )

Fitted kitchen with wall and base units, work surfaces over, sink and drainer, integrated oven/hob with extractor fan overhead.

Lounge area with double glazed window.

## Kitchen

7' 9" x 7' 3" ( 2.36m x 2.21m )

Fitted kitchen with wall and base units, work surfaces over, sink and drainer, integrated oven/hob with extractor fan overhead.

## Bedroom One

14' 11" x 10' 4" ( 4.55m x 3.15m )

Double glazed window.

## Bedroom Two

13' 1" x 9' 2" ( 3.99m x 2.79m )

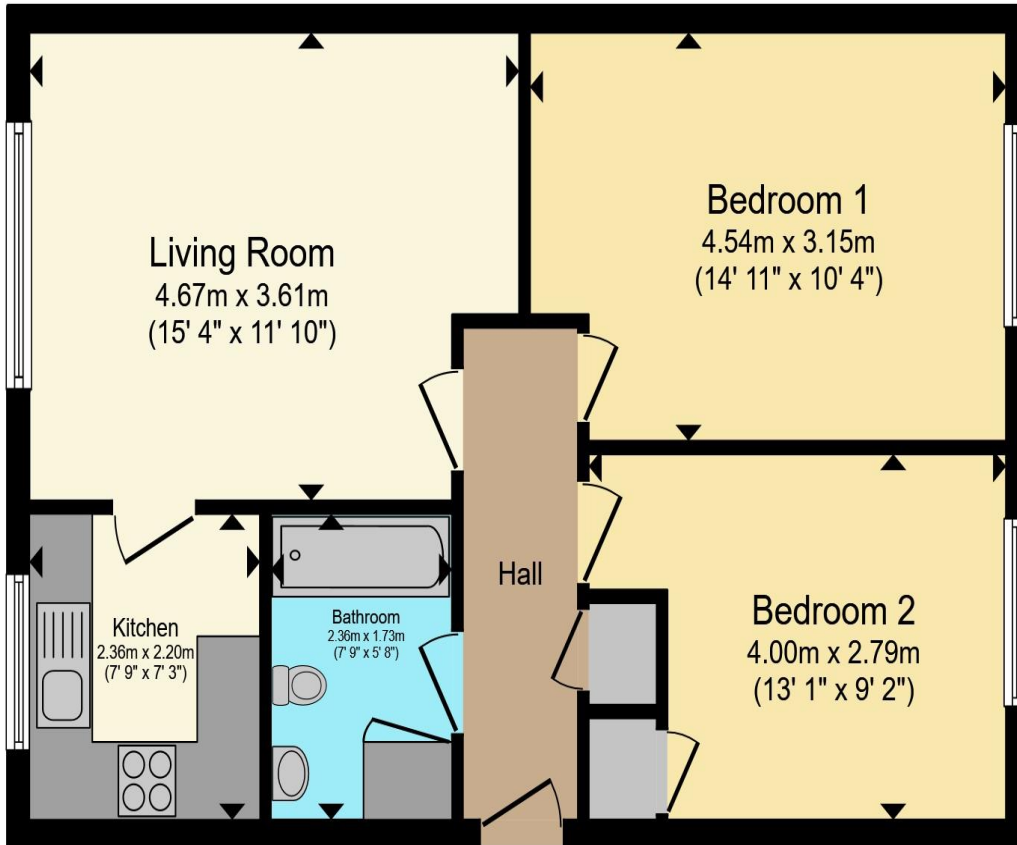
## Bathroom











Total floor area 56.5 m<sup>2</sup> (608 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](http://www.propertybox.io)



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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG113547 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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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 backs.

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.

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