



Arbor Way, Birmingham B37 7LD



welcome to

Arbor Way, Birmingham

*** DO NOT MISS OUT *** PERFECT FIRST TIME BUY *** GROUND FLOOR *** MAISONETTE *** ONE DOUBLE BEDROOM *** KITCHEN *** BATHROOM *** LOUNGE DINER *** FRENCH DOORS TO GARDEN *** CALL SHIPWAYS TO VIEW ***



Entrance Porch

Entrance via communal entry

Entrance Hall

Doors to bedroom, lounge, kitchen, bathroom and two storage cupboards.

Lounge

18' 6" x 11' (5.64m x 3.35m)

Double glazing to front and rear, radiator and ceiling light point.

Kitchen

10' 2" x 5' 5" (3.10m x 1.65m)

Double glazing to front, wall and base units, pantry, roll top work surfaces, storage cupboard, tiled floor, radiator, ceiling light point, sink and drainer and space for appliances.

Bedroom

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazing to front, arch to cupboard, radiator and ceiling light point.

Bathroom

Low level w.c., pedestal sink, obscured double glazing to rear, bath with shower over and ceiling light point.

Rear Garden

Private Shed en bloc, communal garden



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Arbor Way, Birmingham

- GROUND FLOOR MAISONETTE
- ONE BEDROOM
- LOUNGE DINER
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: C

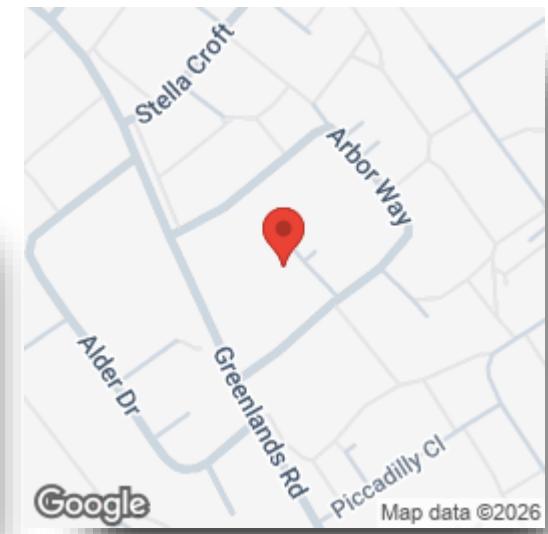
Council Tax Band: A Service Charge: 451.28

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Oct 2017.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers over

£100,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CAB112026 - 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.

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