

ENGLANDS



23 Pakenham Road
Edgbaston, Birmingham, B15 2NE

£99,950





PROPERTY DESCRIPTION

SHORT LEASE - CASH BUYERS ONLY. Fully refurbished first floor (top) apartment located in this purpose-built low rise development. Set in a quiet road and surrounded by greenery and well-maintained communal gardens, this property has the benefit of resident's parking, double glazing, newly fitted gas central heating, sitting room with Juliet balcony, refitted kitchen, double bedroom and newly fitted bathroom.

Pakenham Road, Edgbaston runs between Wheeley's Road and Charlotte Road. The location offers easy access to the University of Birmingham, Queen Elizabeth Hospital

Edgbaston Village and Harborne. There is also regular transport services to further comprehensive City Centre with leisure, entertainment and shopping facilities, with Five Ways train station being just a short distance away.





Entrance door leads into communal hallway. Stairs lead to first floor where apartment 23 is located.

HALLWAY

Having ceiling light point, security answerphone, radiator, laminate flooring and loft access hatch.

LIVING ROOM

3.68m max x 2.86m max (12'0" max x 9'4" max)

Having UPVC double glazed doors opening out to Juliet balcony overlooking the grounds, UPVC double glazed window, radiator, coving to ceiling and ceiling light point.

KITCHEN

2.92m max x 1.63m max (9'6" max x 5'4" max)

Being newly fitted and having a range of gloss-fronted wall and base units, composite work surfaces, stainless steel single drainer sink with mixer tap over, cupboard housing the wall-mounted Ideal gas Combi boiler, UPVC double glazed window to the front, laminate flooring and ceiling light point. Integrated electric oven with electric hob over and wall-mounted extractor fan above and appliance space.

BEDROOM

2.69m max x 2.39m max (8'9" max x 7'10" max)

Having UPVC double glazed window, radiator, ceiling light point, and laminate flooring.

BATHROOM

Having panelled bath with wall-mounted electric shower over and side screen, laminate flooring, pedestal wash handbasin with mixer tap over, vertical radiator, low flush WC, airing cupboard, full complementary tiling to walls, extractor fan and ceiling light point.

OUTSIDE

Residents parking and communal gardens including lawn and established plants.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD - 45 years remaining. Service charge payable of £764.51 per half year and a ground rent of £37.50 per half year.

COUNCIL TAX BAND - A

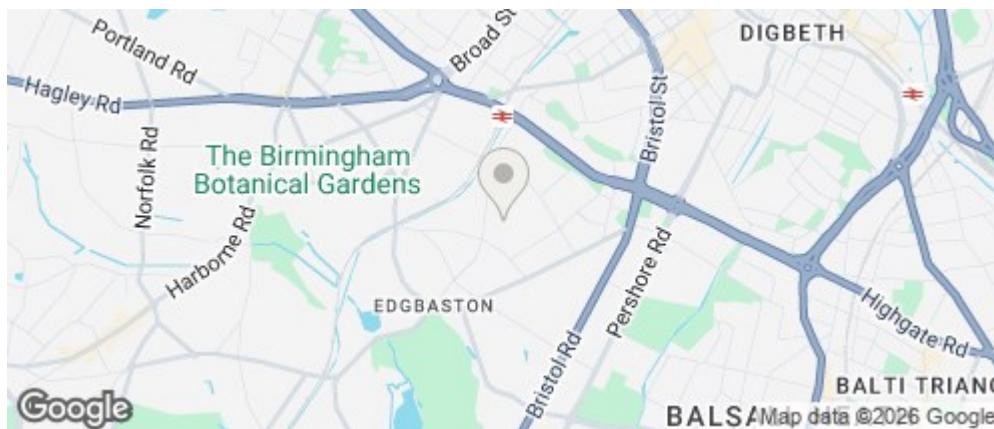
Cash buyer only due to short lease.



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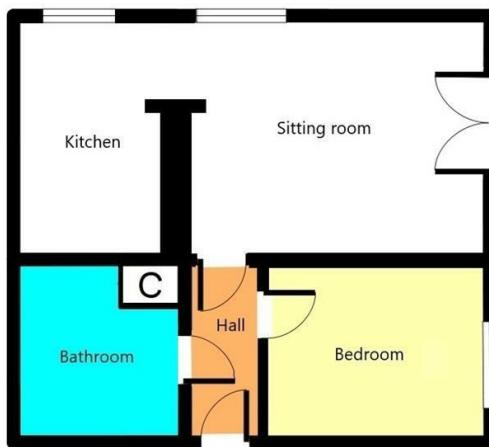
ROAD MAP



ENERGY EFFICIENCY GRAPH

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 75 | 75 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

FLOOR PLAN



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Measurements are approximate. Not to scale. Illustrative purposes only.

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

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Misrepresentation Act 1967

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