

## 813 Chester Road, Erdington, Birmingham, B24 0BX

- 1 bedroom first floor flat
- Convenient location
- Communal gardens
- Council Tax Band A
- Long lease
- Ideal investment opportunity
- Allocated parking
- EPC D

**£90,000**



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## DESCRIPTION

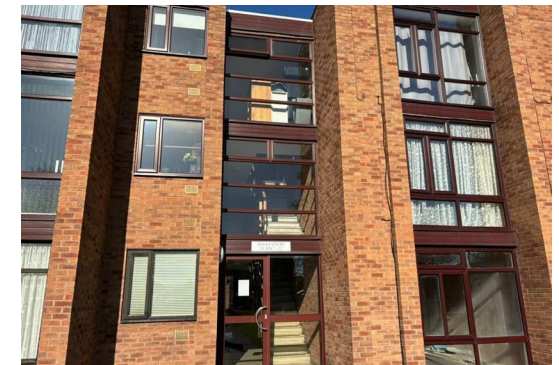
Offered with no upward chain, this one-bedroom apartment offers an excellent opportunity for buyers looking to renovate. The property is in need of full modernisation throughout. Priced accordingly to reflect the work needed, this is an ideal project for investors or those seeking a refurbishment opportunity.

In brief, the apartment comprises; a secure communal entrance hall with stairs rising to the first floor and access to the apartment. Internally, the property offers a hallway with storage cupboard, kitchen, lounge with fireplace, one bedroom, and a bathroom fitted with a bath and shower over.

999 years unexpired from 1st January 1982.  
Service charge £1987.08 and ground rent £5 peppercorn, both annually.

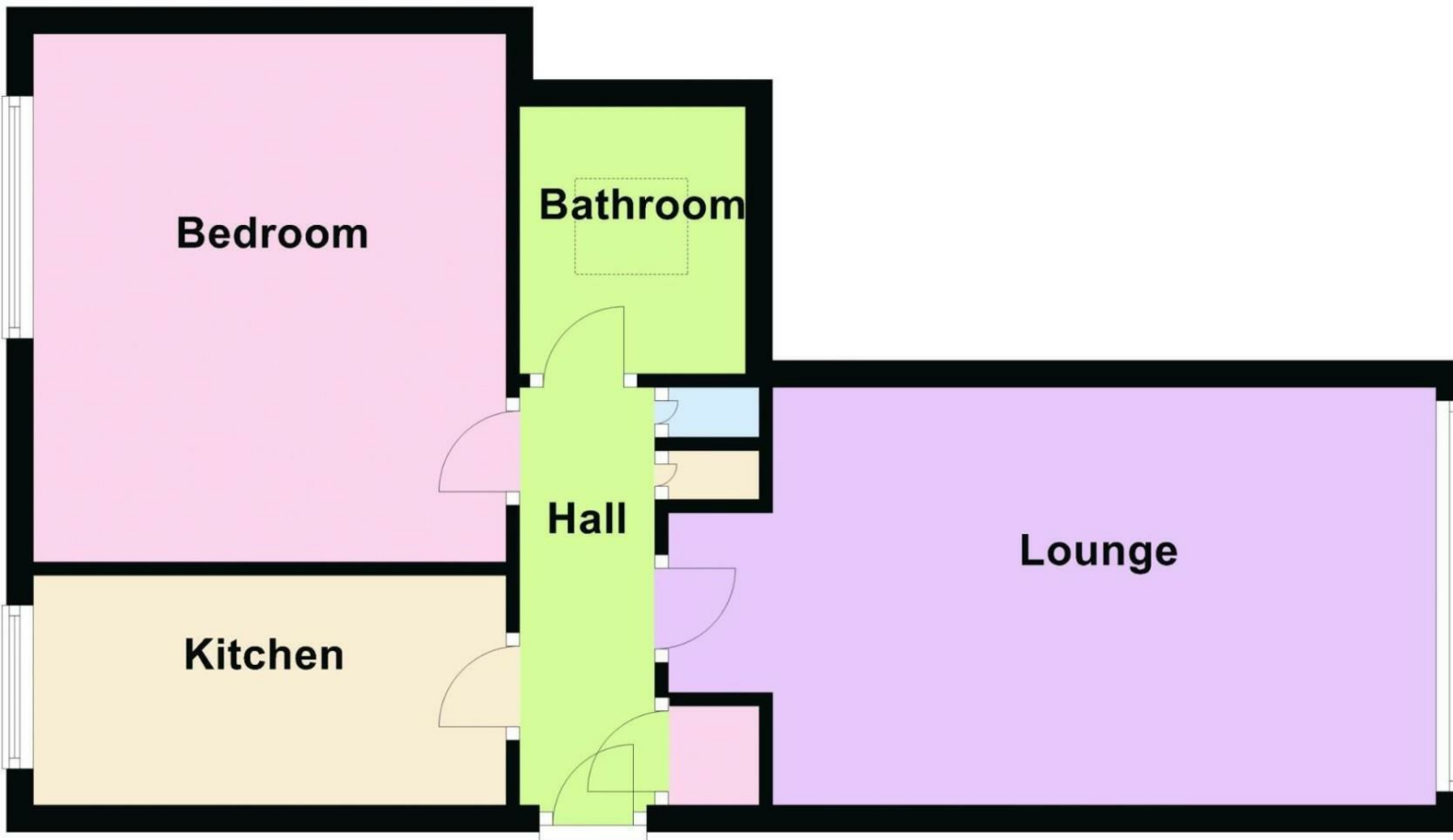
Please confirm these details with a solicitor.

All services/appliances have not, and will not be tested.





# Ground Floor



### Viewings

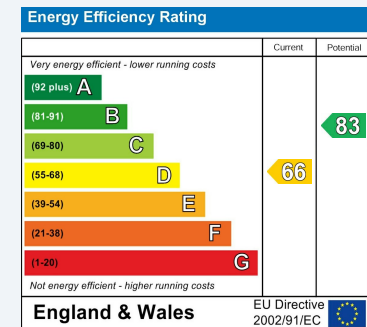
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

